



## **County Development Review Authority**

**111 Union Square Street SE, Suite 100,  
Thursday, February, 2013  
9:00 AM**

### **MEMBERS**

**Nicholas Hamm, Chair**

**Thomas Kay, Zoning**

**Henry Gabaldon, Fire Department**

**Rick Heckes, Solid Waste and Diversified Services**

**Don Briggs, Public Works**

**Christi L. Tanner, Public Works**

**Allan Porter, ABCWUA**

**Miriam Y. Aguilar, Recording Secretary**

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### **A. SIGN-IN**

### **B. INTRODUCTIONS**

### **C. ANNOUNCEMENTS**

### **D. CHANGES AND/OR ADDITIONS TO THE AGENDA**

### **FINAL PLAT**

#### **1. Srp-20120053/R32/East Mountain**

**Request for Final Plat. Compass Land Surveying, agent for City of Albuquerque, is proposing a replat of Lot B-1, Lands of Mueller and the N  $\frac{1}{2}$ , NE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , of Sections 20, T9N, R6E, Carolino Canyon Open Space, NW  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$  and W 28.72ft. of the N  $\frac{1}{2}$ , NE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ ; the SE  $\frac{1}{4}$ , NE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , of NM Highway 337; Easterly portion of the E  $\frac{1}{2}$ , SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , E of NM Highway 37; SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , E of NM Highway 337; and the SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ ; NE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , and the NW  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , located at 10898 NM 337, zoned A-2, containing 28.56 acres  $\pm$ .**

**(DEFERRED FROM THE JANUARY 10, 2012 MEETING)**

**RURAL**

**EAST MOUNTAIN AREA PLAN**

2. Srp-20120056/W-35/East Mountain

**Request for Final Plat.** Oden & Associates, agent for Larry D. Morris, is proposing to create a two (2) lot subdivision of Tract A, Lands of Marianetti Ranch Estates, Sections 14, T8N, R6E, located at 10280 NM 337, zoned A-2, containing 33.6 acres ±.

**RURAL**

**EAST MOUNTAIN AREA PLAN**

3. Srp-20120085/F-14/North Valley

**Request for Final Plat.** Precision Surveying Inc., agent for Gretchen Montano, John Boutz & Stephanie Boutz, is proposing to create a three (3) lot subdivision of Tract 4, Lands of Heirs of Aurelia Gutierrez, Elena Gallegos Grant, Section 32, T11N, R3E, zoned A-1, containing 3.12 acres±.

**ESTABLISHED URBAN**

**NORTH VALLEY AREA PLAN**

4. Srp-20130001/F-34/East Mountain

**Request for Final Plat.** The Survey Office LLC, agent for Dale K. & Sara E. Whale, is proposing to create a (2) lot subdivision of a tract of land in the SE ¼, SE ¼, NE ¼, Section 34, T11N, R6E, located at 142 Tumbleweed Rd., zoned A-2, containing 10.10 acres±.

**RURAL**

**EAST MOUNTAIN AREA PLAN**

**SKETCH PLAT**

5. Srp-20130008/B-16/North Valley

**Request for Sketch Plat.** Forstbauer Surveying LLC, agent for Theresa C. Armijo Trustee, is proposing to create a two (2) lot subdivision of Tract B, Plat of Lands of Uvaldo L. Armijo, Section 10, T11N, R3E, located at 395 Alameda Blvd. NW, zoned C-1, containing 2.98 acres±.

**RURAL**

**NORTH VALLEY AREA PLAN**

6. Srp-20130009/F-34/East Mountain

**Request for Sketch Plat.** The Survey Office, LLC, agent for Joel Shirley, is proposing to create a two (2) lot subdivision of Tract 2-B-1, Land Division Plat of Tracts 1-A, 1-B, 2-B-1, Lands of Franco, Section 34, T11N, R6E, located at 136 Tumbleweed Rd., zoned A-2, containing 4.05 acres  $\pm$ .

**RURAL**

**EAST MOUNTAIN AREA PLAN**

**OTHER MATTERS**



## County Development Review Authority

**Meeting: 02/14/13 09:00 AM**

Department: County Development Review Authority

Prepared By: Mariam Aguilar

Director: Nano Chavez

CDRA Chair Nick Hamm

**Title:** Srp-20120053/R32/East Mountain

**Action:** Request for Final Plat. Compass Land Surveying, agent for City of Albuquerque, is proposing a replat of Lot B-1, Lands of Mueller and the N  $\frac{1}{2}$ , NE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , of Sections 20, T9N, R6E, Carolino Canyon Open Space, NW  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$  and W 28.72ft. of the N  $\frac{1}{2}$ , NE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ ; the SE  $\frac{1}{4}$ , NE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , of NM Highway 337; Easterly portion of the E  $\frac{1}{2}$ , SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , E of NM Highway 37; SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , E of NM Highway 337; and the SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ ; NE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , and the NW  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , located at 10898 NM 337, zoned A-2, containing 28.56 acres  $\pm$ .

(DEFERRED FROM THE JANUARY 10, 2012 MEETING)

RURAL

EAST MOUNTAIN AREA PLAN

### ATTACHMENTS:

- Application\_Final (PDF)
- Final Plat 7-5-12 (PDF)
- Application\_Sketch (PDF)
- Sketch Plat 6-4-12(PDF)



# BERNALILLO COUNTY

Department of Zoning, Building and Planning  
111 Union Square, SE  
Albuquerque, NM 87102  
(505) 314-0350 Fax: (505) 314-0480



## SUMMARY REVIEW

Application Date: 04/JUN/2012

Application Number: SRP 20120053

Hearing Date: July 26, 2012

OWNER

OWNER	CITY OF ALBUQUERQUE		PHONE
MAILING ADDRESS	PO BOX 2248	CITY/STATE	ALBUQUERQUE, NM
		ZIP	87103 2248

AGENT

AGENT	COMPASS LAND SURVEYING		PHONE
MAILING ADDRESS	8401 RANCHO VERANO CT NW	CITY/STATE	ALBUQUERQUE, NM
		ZIP	87120

SITE INFORMATION

SITE ADDRESS			10898 NM 337, TIJERAS, NM 87059
DIRECTIONS			
LEGAL DESCRIPTION			
NW SE SW & POR SE SW SW & POR S NE SW SW & POR SW SW SE SW S EC 20 T9N R6E			
MAP #	R-32	CURRENT ZONE(S)	A-2
PROPERTY SIZE in acre	16.359792092975206611570248		
UPC #	103205114609030215	PROPOSED ZONE(S)	
SUBDIVISION NAME			
BERNALILLO COUNTY			
EXISTING BUILDING & USE			
PROPOSED BUILDING & USE			
PLSRP SUMMARY REVIEW PROCEDURES			

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE:	3
EXISTING LOTS:	5
PROPOSED LOTS:	2
TOTAL ACREAGE:	28.5636
PLAT TYPE:	SKETCH // 6/4/12 // JK:...7/05/2012: FINAL PLAT//CLC
COMP PLAN DESIGNATION:	RURAL
DETAILED INFORMATION	

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner  
☐ Occupant  
☐ Agent

Signature

Date

July 5, 2012

Attachment: Application\_Final (2624 : Srp-20120053)

## APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY  
Zoning, Building & Planning  
314-0350

<b>CASE #:</b> <u>SRP-20120053</u>	<b>OFFICE USE ONLY</b> <b>CDRA MEETING DATE:</b> <u>July 26, 2012</u>
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<b>OWNER</b> <u>City of Albuquerque</u>	<b>PHONE</b> <u>235-6731</u>
<b>ADDRESS/CITY/ZIP</b> <u>P.O. Box 2248 Albuquerque, NM 87103</u>	

<b>AGENT</b> <u>Compass Land Surveying</u>	<b>PHONE</b> <u>274-1711</u>
<b>ADDRESS/CITY/ZIP</b> <u>8401 Rancho Verano Court NW ALBQ NM 87120</u>	

**LEGAL DESCRIPTION**

UPC#	1	0	3	2	0	5	1	1	4	6	0	9	0	3	0	2	1	5	<b>SUBDIVISION NAME</b> <u>Bernalillo County</u>
UPC#	1	0	3	2	0	5	1	2	3	3	1	1	6	3	0	2	1	9	Please list any additional UPC numbers on a separate sheet.

<b>SECTION I: SUBDIVISION TYPE (check one):</b> <input type="checkbox"/> TYPE 1 <input type="checkbox"/> TYPE 4 <input type="checkbox"/> TYPE 2 <input type="checkbox"/> TYPE 5 <input checked="" type="checkbox"/> TYPE 3 # EXISTING LOTS <u>5</u> PROPOSED # OF LOTS <u>2</u> TOTAL ACREAGE <u>28.8649</u>  <b>SPECIAL PROCEDURES (check one)</b> <input type="checkbox"/> REPLAT <input type="checkbox"/> OTHER <input type="checkbox"/> LOT LINE ADJUSTMENT  YEAR LAST DIVIDED: <input type="checkbox"/> >7 YEARS <input type="checkbox"/> <7 YEARS	<b>SECTION II: REVIEW PROCEDURES (CHECK ONE):</b> <input type="checkbox"/> RESUBMITTAL <b>MINOR SUBDIVISION: TYPE 3 (5 -LOTS) OR TYPE 5 (SUMMARY REVIEW):</b> <input type="checkbox"/> SKETCH PLAT <input checked="" type="checkbox"/> FINAL PLAT <b>MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS) OR TYPE 4</b> <input type="checkbox"/> SKETCH PLAT <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> SKETCH/FINAL PLAT CASE REVIEW COMMITTEE MEETING DATE  (FOR DEFINITIONS OF SECTION I & II, REFER TO REVERSE SIDE OF FORM)	<b>OFFICE USE ONLY</b> ZONE ATLAS PG: _____ ZONE CLASS: _____ COMPREHENSIVE PLAN LAND USE DESIGNATION: _____ AREA PLAN: _____  PLANNING QUADRANT: (CIRCLE ONE) <table style="width: 100%;"> <tr> <td>NE HTS</td> <td>NV</td> </tr> <tr> <td>EM</td> <td>SV</td> </tr> <tr> <td>SW</td> <td>NW</td> </tr> </table>	NE HTS	NV	EM	SV	SW	NW	<b>OFFICE USE ONLY</b> FEES: APPLICATION FEE: _____ OTHER FEES: _____ TOTAL FEES _____ RECEIPT #: _____
NE HTS	NV								
EM	SV								
SW	NW								

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature [Signature] Date 5 July 2012

<b>OFFICE USE ONLY</b>	
RECEIVED BY	DATE

**APPLICATION FOR SUBDIVISION OF LAND**

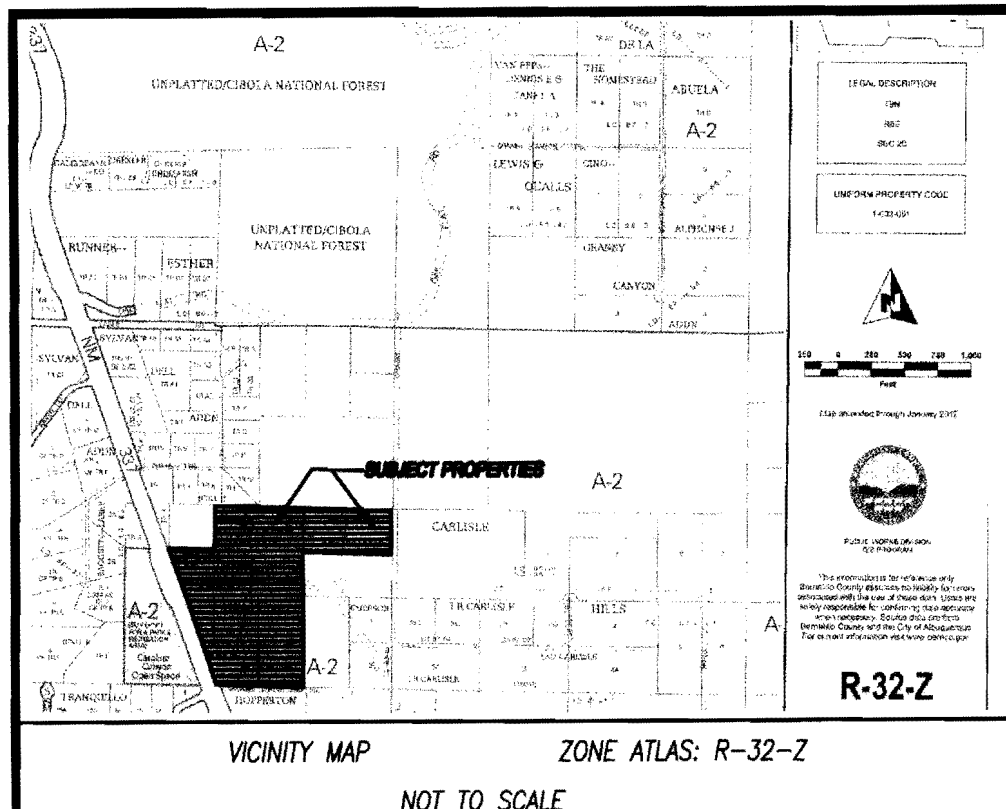
## Additional Legal Descriptions

1 032 051 147 048 302 11

1 032 051 181 048 302 10

1 032 051 067 018 302 02



**FREE CONSENT AND DEDICATION:**

The subdivision here on described is with the free consent and in accordance with the desires of the undersigned owner(s) thereof and said owner does hereby grant: all utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of electrical power and communication services for buried distribution lines, conduits, and pipes for underground egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner does hereby consent to all of the foregoing and does hereby certify that this subdivision is its free act and deed.

CITY OF ALBUQUERQUE - OWNER OF TRACT A

Robert J. Perry Chief Administrative Officer  
for the City of Albuquerque, New Mexico, a  
Municipal Corporation.

**OWNER'S ACKNOWLEDGMENT:**

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on  
7/3/12 By Chief Administrative Officer for the City of  
Albuquerque, New Mexico, a Municipal Corporation,  
on behalf of the City of Albuquerque.

NOTARY PUBLIC MY COMMISSION EXPIRES: 4/27/15

**FREE CONSENT AND DEDICATION:**

PLAT OF LANDS OF MUELLER, LOT B-1-A, by Geoffrey and  
Carolyn Mueller, husband and wife, owners of LOT B-1-A hereby  
freely consents to the adjustment of the common lot line  
between Tract A Carolino Canyon Open Space and Plat of Lands  
of Mueller, Lot B-1-A and to the platting of said properties.

Geoffrey M. Mueller, Owner of Lot B-1-A

Carolyn A. Mueller, Owner of Lot B-1-A

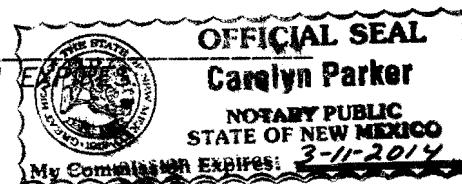
**OWNER'S ACKNOWLEDGMENT:**

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on  
July 3, 2012 By Geoffrey M. Mueller and  
Carolyn A. Mueller, Owners of Lot B-1-A

NOTARY PUBLIC MY COMMISSION EXPIRES: 3-11-2014

**PURPOSE OF PLAT:**

Purpose of this plat is:

- 1) to adjust the lot line between Lands of Mueller, Lot B-1 and unplatted lands of Carolino Canyon Open Space and
- 2) to plat Carolino Canyon Open Space, and Eliminate the various Aliquot Lines within the Carolino Canyon Open Space to combine them into one Tract and
- 3) to grant drainage and public utility easements through Carolino Canyon Open Space as shown hereon.

**BERNALILLO COUNTY CODE CHAPTER 38, "FLOODS":**

NOTE 2: This property is subject to Chapter 38 of the Bernalillo County Code. In accordance with Section 38-171.i.5, Special Provisions for the East Mountain Area, Paragraph b, the undersigned owner, its successors and assigns, hereby declare that the fifteen percent (15%) or less of the total area of the property shown hereon is, or will be impervious as defined by the Code. Upon development of any individual lot, tract, or parcel created by this plat, replat, or subdivision, the determination of percent impervious shall include any public or private roads, streets, and access easements created by this plat.

NOTE 3: The undersigned registered professional surveyor hereby certifies that all arroyos, watercourses, or storm drainage facilities, as defined by Chapter 38 of the Bernalillo County Code, traversing, crossing, or abutting the property shown hereon have been located by field survey, and are shown hereon.

NOTE 4: "Drainage Easement Dedication - Dedication to the County of Bernalillo, its successors and assigns, of the lands, right-of-way, and easements designated herein as 'Drainage Easement' is with full and free consent and in accordance with the desire of the undersigned owners(s), their successors, assigns, transferees, heirs, and devisees. This dedication is for drainage, flood control, conveyance of storm water, and the construction, operation and maintenance of, and access to such facilities. Except by the written approval of the County Engineer, no fence, wall, building or other obstruction may be placed or maintained in said easements, and there shall be no alterations of the grades or contours in said easements. The granting of the easements shall not obligate the County of Bernalillo to maintain natural arroyos, drainage channels, or facilities unless otherwise agreed to in writing by the County. The granting of this easement shall not require the protection of property lying outside of the easements granted. Safe locations for structures built on lands adjacent to the easement dedicated herein may be substantially outside the area described by the easements. Subject to the rules, regulations, and ordinances of Bernalillo County, any portions of any lands, right-of-way, or easements dedicated or granted herein may be vacated to the extent said portion is declared unnecessary for flood control and drainage by the County Engineer of Bernalillo County."

**SUBDIVISION DATA / NOTES**

1. Total Number of Existing Lots: 5
2. Total Number of Lots created: 1
3. Total Number of Tracts created: 1
4. Lands of Mueller, Lot B-1-A, Gross Subdivision Acreage: 4.7620 Ac.
5. Lot B-1-A, Lands of Mueller Net Subdivision Acreage: 4.1815 Ac.
6. Tract A, Carolino Canyon Open Space Gross Subdivision Acreage: 23.8029 Ac.
7. Tract A, Carolino Canyon Open Space Net Subdivision Acreage: 22.0454 Ac.
8. Total Mileage of Full Width Streets Created: None (0)
9. Bearings are New Mexico State Plane Grid Bearings NAD83 (Central Zone).
10. Distances are horizontal ground distances.
11. Bearings and distances in parenthesis are of record.
12. Field Survey performed APRIL, MAY & JUNE 2012.
13. Grant of Access to Lands of Mueller Lot B-1, is described on Access Agreement filed June 18, 1984 as Document Number 84-45530 in the records of Bernalillo County, New Mexico.
14. The existing easements shown hereon are from deeds and descriptions provided by Stewart Title Commitment No. 12050229 TD, May 16, 2012.
15. Drainage Easement, minimum 50 feet in width, extended through Tract A Carolino Canyon Open Space.
16. Tract A and Lot B-1-A combined = 28.5649 acres±
17. An easement is hereby granted for existing overhead utility lines, poles and anchors five (5) feet in width, each side of the center lines as shown hereon.
18. Building Setbacks are: 25 feet Front and Rear property lines and 10 feet at side property lines.

**LEGAL DESCRIPTION:**

LANDS OF MUELLER, LOT B-1, AS SHOWN AND DESIGNATED ON SAID PLAT RECORDED IN BOOK 2011C AT PAGE P0086 IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AND RECORDER, NEW MEXICO, EXCEPT THE WEST 28.72 FEET THEREOF,

TOGETHER WITH THE FOLLOWING PARCELS THAT MAKE UP THE CAROLINO CANYON OPEN SPACE LYING EAST OF N.M. HIGHWAY 337: THE NW $\frac{1}{4}$ , SE $\frac{1}{4}$ , SW $\frac{1}{4}$ , AND WITH THE WEST 28.72 FEET OF THE NW $\frac{1}{4}$ , NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , SW $\frac{1}{4}$ ;

THAT PART OF THE SE $\frac{1}{4}$ , NE $\frac{1}{4}$ , SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , THAT PART OF THE E $\frac{1}{2}$ , SE $\frac{1}{4}$ , SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , AND

THAT PART OF THE SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , SE $\frac{1}{4}$ , SW $\frac{1}{4}$  ALL LYING EAST OF N.M. HIGHWAY 337;

AND THE SE $\frac{1}{4}$ , SW $\frac{1}{4}$ , SE $\frac{1}{4}$ , SW $\frac{1}{4}$ ;

AND THE NE $\frac{1}{4}$ , SW $\frac{1}{4}$ , SE $\frac{1}{4}$ , SW $\frac{1}{4}$ ;

AND THE NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , SE $\frac{1}{4}$ , SW $\frac{1}{4}$  ALL BEING SITUATED IN SECTION 20, T. 9 N., R. 6 E., NEW MEXICO PRINCIPAL MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20, AS MONUMENTED BY A 3 INCH BRASS CAP STAMPED "S $\frac{1}{4}$  S 20-S 29, 1946 U.S.G.L.O."; THENCE, N89°42'03"W ALONG THE SOUTH LINE OF THE SW $\frac{1}{4}$  OF SECTION 20, 655.76 FEET TO THE SOUTHEAST CORNER OF TRACT A CAROLINO CANYON OPEN SPACE, THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID SOUTH LINE, N89°42'03"W, 635.72 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF N.M. HIGHWAY 337;

THENCE, N20°36'37"W ALONG SAID EASTERLY RIGHT OF WAY 1,059.28 FEET TO A POINT ON THE NORTH LINE OF THE SE $\frac{1}{4}$ , NE $\frac{1}{4}$ , SW $\frac{1}{4}$ , SW $\frac{1}{4}$ ;

THENCE, DEPARTING SAID EASTERLY RIGHT OF WAY, S89°39'03"E ALONG SAID NORTH LINE 345.50 FEET TO A POINT ON THE WEST LINE OF THE NW $\frac{1}{4}$ , SE $\frac{1}{4}$ , SW $\frac{1}{4}$ ;

THENCE, DEPARTING SAID NORTH LINE AND ALONG SAID WEST LINE OF THE NW $\frac{1}{4}$ , N00°25'06"W, 329.78 FEET TO A POINT ON THE NORTH LINE OF SAID NW $\frac{1}{4}$ , THE NORTHWEST CORNER OF SAID TRACT A;

THENCE, ALONG SAID NORTH LINE OF THE NW $\frac{1}{4}$ , S89°38'07"E, 686.69 FEET TO THE NORTHEAST CORNER OF SAID TRACT A ALSO BEING THE NORTHWEST CORNER OF SAID LANDS OF MUELLER, LOT B-1-A;

THENCE, CONTINUING S89°38'07"E, 629.86 FEET TO THE NORTHEAST CORNER OF SAID LANDS OF MUELLER, LOT B-1-A AS MONUMENTED BY A 3 INCH BRASS CAP STAMPED "CS  $\frac{1}{8}$  SEC. 20, 1946 U.S.G.L.O.";

THENCE, SOUTH ALONG THE EAST LINE OF THE LANDS OF MUELLER, LOT B-1-A, ALSO BEING THE EAST LINE OF SAID SW $\frac{1}{4}$  OF SECTION 20 AND THE WESTERLY RIGHT OF WAY OF CARLISLE ROAD AS SHOWN IN CARLISLE HILLS, A REPLAT OF TRACT 1-A-1 & TRACT 1-A-2 CARLISLE LAND DIVISION IN SAID SECTION 20, THENCE, S00°12'00"E ALONG THE WESTERLY RIGHT OF WAY OF CARLISLE ROAD, 329.40 FEET TO A FOUND 1/2 INCH REBAR WITH BROKEN YELLOW CAP, PS #3345 BEING THE SOUTHEAST CORNER OF SAID LOT B-1-A FROM WHICH THE S $\frac{1}{4}$  CORNER BEARS S00°12'00"E, 988.11 FEET;

THENCE, DEPARTING SAID RIGHT OF WAY, N89°39'03"W ALONG THE SOUTHERLY LINE OF SAID LOT B-1, 629.30 FEET TO A SET 5/8 INCH REBAR WITH 2 INCH ALUMINUM CAP, CLS PS 10856, BEING THE SOUTHWEST CORNER OF LOT B-1-A, THE LANDS OF MUELLER, AND THE EAST-SOUTHEAST CORNER OF TRACT A;

THENCE; N89°39'03"W ALONG THE BOUNDARY OF SAID OPEN SPACE, 28.15 FEET TO A FOUND 5/8 INCH REBAR WITH BLUE CAP, CLS, PS 10856, BEING A POINT ON THE EAST LINE OF THE NW $\frac{1}{4}$ , SE $\frac{1}{4}$ , SW $\frac{1}{4}$  OF SAID SECTION 20;

THENCE; S00°17'50"E ALONG THE SAID EAST LINE BEING THE BOUNDARY OF SAID OPEN SPACE, 988.70 FEET TO THE POINT OF BEGINNING, SAID PARCELS CONTAINING (1,244,287 SQ. FT), 28.5649 ACRES MORE OR LESS.

**PLAT OF  
TRACT A, CAROLINO CANYON OPEN SPACE****AND  
Lot B-1-A, LANDS OF MUELLER**

BEING A REPLAT OF LANDS OF MUELLER, LOT B-1  
WITHIN SEC 20, T 9N, R6E, NMPM  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2012  
(Sheet 1 of 3)

**APPROVING SIGNATURES:**

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR

BERNALILLO COUNTY ZONING

BERNALILLO COUNTY FIRE MARSHAL'S OFFICE

BERNALILLO COUNTY PUBLIC WORKS

BERNALILLO COUNTY ENVIRONMENTAL HEALTH

CITY OF ALBUQUERQUE, SURVEYOR

**UTILITIES:**

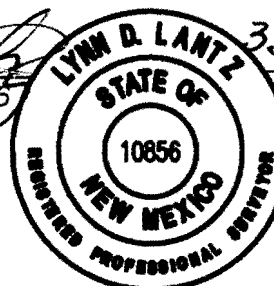
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

QWEST (DBA) CENTURYLINK COMMUNICATIONS DATE

**SURVEYOR'S CERTIFICATION:**

I, LYNN D. LANTZ, New Mexico Professional Surveyor No. 10856, do hereby certify that this Plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it accurately meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Bernalillo Subdivision Ordinance;

LYNN D. LANTZ, N.M.P.S. No. 10856

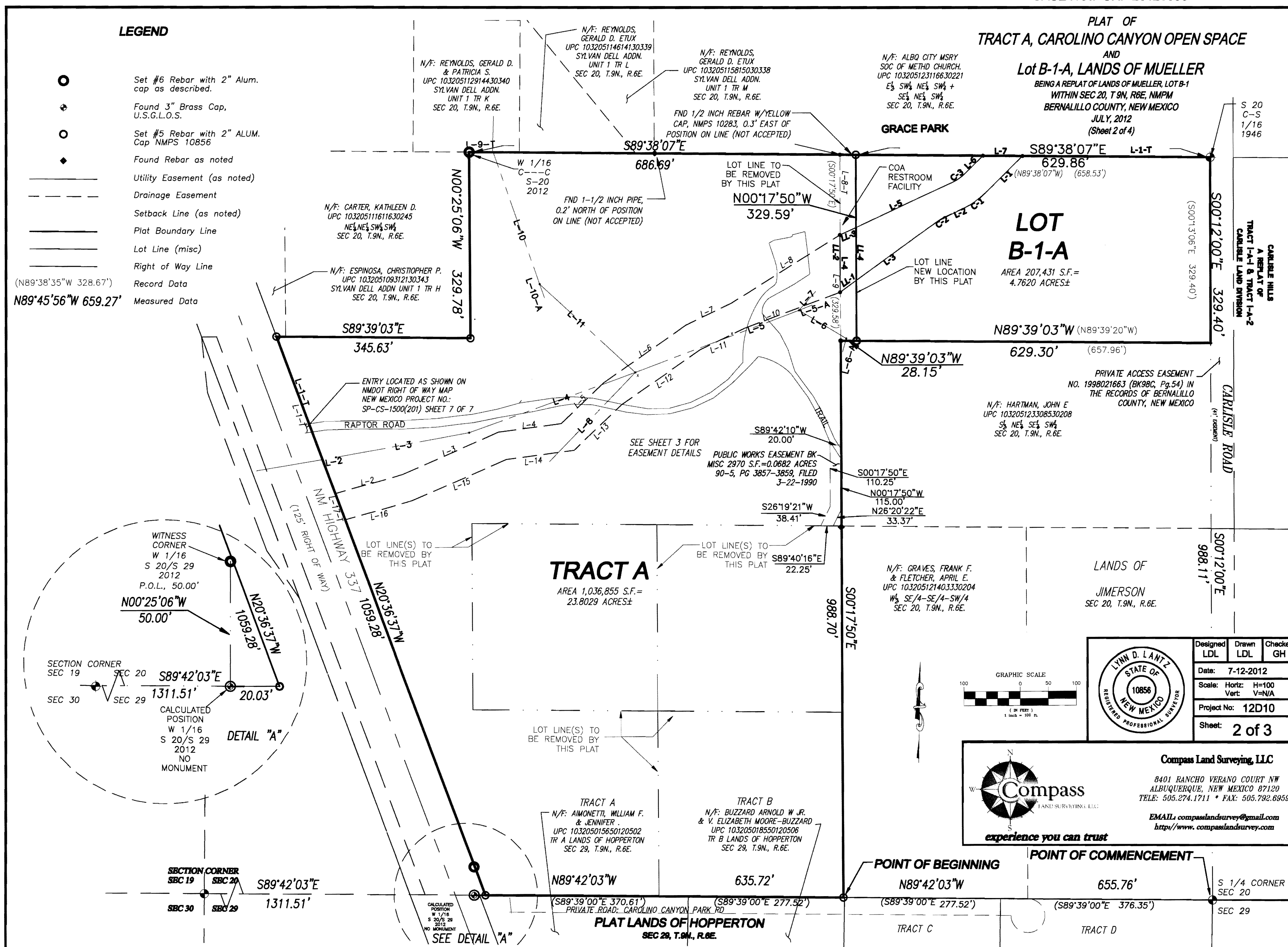
**Compass Land Surveying, LLC**

8401 RANCHO VERANO COURT NW  
ALBUQUERQUE, NEW MEXICO 87120  
TELE: 505.274.1711 \* FAX: 505.792.6959

EMAIL: compasslandsurvey@gmail.com  
http://www.compasslandsurvey.com

Designed LDL	Drawn LDL	Checked GH
Date: 7-12-2012		
Scale: Horiz: H=N/A Vert: V=N/A		
Project No: 12D10		
Sheet: 1 of 3		





Attachment: Final Plat 7-5-12 (2624 : Srp-20120053)



PLAT OF  
TRACT A, CAROLINO CANYON OPEN SPACE  
AND  
Lot B-1-A, LANDS OF MUELLER  
BEING A REPLAT OF LANDS OF MUELLER, LOT B-1  
WITHIN SEC 20, T 9N, R6E, NMPM  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2012  
(Sheet 3 of 3)

## EASEMENT DETAILS

## DRAINAGE EASEMENT 1

DRAINAGE EASEMENT LINE TABLE		
BOUNDARY OF EASEMENT 1		
LINE	BEARING	310.94' LENGTH
L-1-T	S20°38'37"E	297.46'
L-2	N74°11'18"E	124.68'
L-3	N86°02'10"E	187.07'
L-4	N82°12'25"E	112.35'
L-5	N48°08'48"E	104.43'
L-6	N55°05'54"E	178.48'
L-7	N59°28'31"E	97.78'
L-8	N57°50'34"E	228.47'
L-9-T	N00°17'50"W	142.18'
L-9	S00°17'50"E	101.44'
L-10	S69°20'20"W	181.40'
L-11	S64°20'01"W	87.60'
L-12	S55°05'54"W	170.52'
L-13	S48°08'48"W	116.79'
L-14	S82°12'25"W	121.54'
L-15	S66°02'10"W	183.53'
L-16	S74°11'16"W	123.98'
L-17-T	N20°36'37"W	50.18'

DRAINAGE EASEMENT LINE TABLE		
BOUNDARY OF EASEMENT 2		
L-1-T	N89°38'07"W	333.31'
L-2	S45°00'00"W	94.48'
L-3	S65°00'00"W	40.06'
L-4	S54°00'00"W	213.70'
L-5	N00°17'50"W	101.44'
L-6	N65°00'00"E	221.75'
L-7	N45°00'00"E	45.10'
L-8	S89°38'07"E	70.26'

## DRAINAGE EASEMENT 2

LOT  
B-1-A

DRAINAGE EASEMENT LINE TABLE		
BOUNDARY OF EASEMENT LAP		
LL-1	S54°00'00"W	35.29'
LL-2	N00°17'50"W	101.44'
LL-3	N65°00'00"W	31.54'
LL-4	S00°17'50"E	101.44'

BOUNDARY OF EASEMENT LAP				
CURVE	DELTA	RADIUS	LENGTH	CHORD BE
C-1	20°00'00"	125.00'	43.63'	S55°00'00"W
C-2	11°00'00"	75.00'	14.40'	S59°30'00"W
C-3	20°00'00"	75.00'	26.18'	N55°00'00"E

## DRAINAGE EASEMENT LAP

PNM LINE TABLE		
CENTERLINE OF POLES, ANCHORS		
LINE	BEARING	LENGTH
L-1-T	S20°38'37"E	232.68'
L-2	N80°17'02"E	119.41'
L-3	N79°30'12"E	241.69'
L-4	N70°01'19"E	313.87'
L-5	N69°17'11"E	310.94'
L-5-A	S87°53'55"W	35.65'
L-6	N89°28'31"E	97.78'
L-6-A	S15°16'24"W	24.73'
L-7	N41°11'09"E	44.85'
L-8	S43°52'36"W	220.18'
L-8-T	S89°38'07"E	42.90'
L-10	S19°24'37"E	251.92'
L-10-A	S19°30'13"E	25.65'
L-11	S47°25'18"E	230.68'

## PNM EXHIBIT

NOTE: 17. An easement is hereby granted for existing overhead utility lines, poles and anchors five (5) feet in width, each side of the center lines as shown hereon.

UTILITY EASEMENT  
5' EACH SIDE OF CENTERLINE  
1270 S.F.=0.0292 ACRES  
VOL MISC 362, PG 853-854,  
FILED APR 16, 1974

OVERHEAD UTILITY EASEMENT  
5' EACH SIDE OF CENTERLINE  
17840 S.F.=0.4096 ACRES

LOT LINE  
NEW LOCATION  
BY THIS PLAT  
10' UTILITY EASEMENT, SOUTH  
5' OF SAID NW $\frac{1}{4}$ , NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , SW $\frac{1}{4}$   
3347 S.F.=0.0768 ACRES  
BK MISC 357, PG 743, FILED  
3-12-1974

5' ANCHOR EASEMENT SOUTH 5'  
OF EAST 30' OF NW $\frac{1}{4}$ , NW $\frac{1}{4}$ , SE $\frac{1}{4}$ ,  
SW $\frac{1}{4}$ , VOL MISC 362,  
150 S.F.=0.0034 ACRES  
PG 853-854, FILED APR 16, 1974



Compass Land Surveying, LLC

8401 RANCHO VERANO COURT NW  
ALBUQUERQUE, NEW MEXICO 87120  
TELE: 505.274.1711 \* FAX: 505.792.6959

EMAIL: compasslandsurvey@gmail.com  
http://www.compasslandsurvey.com



Designed	Drawn	Checked
LDL	LDL	GH
Date:	7-16-2012	
Scale:	Horiz: H=100	Vert: V=N/A
Project No:	12D10	
Sheet:	3 of 3	

# BERNALILLO COUNTY

Department of Zoning, Building and Planning  
111 Union Square, SE  
Albuquerque, NM 87102  
(505) 314-0350 Fax: (505) 314-0480



## SUMMARY REVIEW

Application Date: **04/JUN/2012**

Application Number: **SRP 20120053**

Hearing Date: **14/JUN/2012**

OWNER

OWNER	CITY OF ALBUQUERQUE	PHONE
MAILING ADDRESS	PO BOX 2248	CITY/STATE ALBUQUERQUE, NM
		ZIP 87103 2248

AGENT

AGENT	COMPASS LAND SURVEYING	PHONE
MAILING ADDRESS	8401 RANCHO VERANO CT NW	CITY/STATE ALBUQUERQUE, NM
		ZIP 87120

SITE INFORMATION

SITE ADDRESS 10898 NM 337, TIJERAS, NM 87059		
DIRECTIONS		
LEGAL DESCRIPTION NW SE SW & POR SE SW SW & POR S NE SW SW & POR SW SW SE SW S EC 20 T9N R6E		
MAP # R-32	CURRENT ZONE(S) A-2	PROPERTY SIZE in acre 16.359792092975206611570248
UPC # 103205114609030215	PROPOSED ZONE(S)	SUBDIVISION NAME BERNALILLO COUNTY
EXISTING BUILDING & USE		
PROPOSED BUILDING & USE PLSRP SUMMARY REVIEW PROCEDURES		

DETAIL INFORMATION

SCOPE OF WORK MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE: 3 EXISTING LOTS: 5 PROPOSED LOTS: 2 TOTAL ACREAGE: 28.5636  PLAT TYPESKETCH // 6/4/12 // JK:  COMP PLAN DESIGNATION: RURAL
DETAILED INFORMATION

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner  
☐ Occupant  
☐ Agent

Signature

Date

4 JUN 2012

Attachment: Application\_Sketch (2624 : Srp-20120053)

## APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY  
Zoning, Building & Planning  
314-0350

## OFFICE USE ONLY

CASE #:

CDRA MEETING DATE:

OWNER City of Albuquerque Mueller, Geoffry and Carolyn PHONE 281-1766  
ADDRESS/CITY/ZIP 400 Marquette Avenue SW 26 Carlisle Rd  
ALBUQUERQUE, NM 87103 Tijeras, NM 87059

AGENT Compass Land Surveying Lynn Lantz, PLS PHONE 274-1711  
ADDRESS/CITY/ZIP 8401 Rancho Verano Court NW, Albuquerque, NM  
87120

## LEGAL DESCRIPTION

UPC#	1	032	051	146	090	302	15	SUBDIVISION NAME	<u>CASINO CANYON OPEN SPACE</u>
UPC#	1	032	051	233	116	302	19	Please list any additional UPC numbers on a separate sheet.	

## SECTION I: SUBDIVISION

TYPE (check one):

- ☐ TYPE 1 ☐ TYPE 4  
☐ TYPE 2 ☐ TYPE 5  
☒ TYPE 3

# EXISTING LOTS 5PROPOSED # OF LOTS 2TOTAL ACREAGE 28.5636

## SPECIAL PROCEDURES

(check one)

- ☐ REPLAT ☐ OTHER  
☒ LOT LINE ADJUSTMENT

YEAR LAST DIVIDED:

- ☐ > 7 YEARS ☐ < 7 YEARS

## SECTION II: REVIEW

PROCEDURES (CHECK ONE):

- ☐ RESUBMITTAL  
MINOR SUBDIVISION: TYPE 3 (5 - LOTS)  
OR TYPE 5 (SUMMARY REVIEW):

☒ SKETCH PLAT☐ FINAL PLAT

MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS)  
OR TYPE 4

☐ SKETCH PLAT☐ PRELIMINARY PLAT☐ FINAL PLAT☐ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II,  
REFER TO REVERSE SIDE OF FORM)

## OFFICE USE ONLY

ZONE ATLAS

PG: \_\_\_\_\_

ZONE

CLASS: \_\_\_\_\_

COMPREHENSIVE PLAN  
LAND-USE DESIGNATION: \_\_\_\_\_

AREA PLAN: \_\_\_\_\_

PLANNING QUADRANT:  
(CIRCLE ONE)

NE QTS

NW

EW

SW

SW

NW

## OFFICE USE ONLY

FEES:

APPLICATION FEE: \_\_\_\_\_

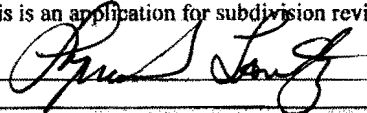
OTHER FEES: \_\_\_\_\_

TOTAL FEES: \_\_\_\_\_

RECEIPT #: \_\_\_\_\_

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature



Date

4 Jun 12

## OFFICE USE ONLY

RECEIVED BY

DATE



**APPLICATION FOR SUBDIVISION OF LAND**

## Additional Legal Descriptions

1 032 051 147 048 302 11

1 032 051 181 048 302 10

1 032 051 067 018 302 02

Attachment: Application\_Sketch (2624 : Srp-20120053)

 4 Jan 12


**BERNALILLO COUNTY**

Zoning, Building, Planning & Environmental Health Department  
 111 Union Square St. SE, Suite 100  
 Albuquerque, NM 87102  
 (505) 314-0350  
 (505) 314-0480 - fax

# AGENT'S AUTHORIZATION FORM

*This form is used to allow someone other than the registered owner of a specific parcel of property to act on behalf of the owner for a proposed permit and/or request.*

Carolina Picnic Grounds

ADDRESS OF SUBJECT PROPERTY

Please print

City of Albuquerque

NAME OF PROPERTY OWNER

P.O. Box 1293

ADDRESS OF PROPERTY OWNER

Albuq NM 87103

CITY STATE ZIP

505-768-3855

PHONE NUMBER

Please print

Compass Land Surveying

AGENT'S NAME OR COMPANY

8401 Rancho Verano Ct NW

AGENT'S ADDRESS

Albuquerque NM 87120

CITY STATE ZIP

505 274-1711

AGENT'S PHONE NUMBER

I, Matt Schmader, the legally registered property owner for the site located at Carolina Picnic Grounds, which is situated within the unincorporated area of Bernalillo County, hereby authorize the referenced individual and/or company to make application and act as my agent concerning the following request:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

[Signature] May 9, 2012 [Signature] 4 Jun 12  
 Owner's signature Date Agent's signature Date

Attachment: Application\_Sketch (2624 : Srp-20120053)



## BERNALILLO COUNTY

Zoning, Building, Planning & Environmental Health Department  
 111 Union Square SE, Suite 100  
 Albuquerque, NM 87102  
 (505) 814-2352  
 (505) 814-0400 - fax

# AGENT'S AUTHORIZATION FORM

This form is used to allow someone other than the registered owner of a specific parcel of property to act on behalf of the owner for a proposed permit and/or request.

## ADDRESS OF SUBJECT PROPERTY

Please print.

Geoffrey M. Mueller

NAME OF PROPERTY OWNER

26 Carlisle Rd.

ADDRESS OF PROPERTY OWNER

Tileras, NM 87059

CITY STATE ZIP

505-281-1766

PHONE NUMBER

Please print.

Compass Land Surveying

AGENT'S NAME OR COMPANY

8401 Rancho Verano Ct NW

AGENT'S ADDRESS

Albuquerque, NM 87120

CITY STATE ZIP

505-274-1711

AGENT'S PHONE NUMBER

I, Geoffrey M. Mueller, the legally registered property owner for the site located at 26 Carlisle Rd.

which is situated within the unincorporated area of Bernalillo County, hereby authorize the referenced individual and/or company to make application and act as my agent concerning the following request:

Re Plot 26 Carlisle Rd. / Funds of Mueller, Lot B-1

Geoffrey M. Mueller 5/4/12

Owner's signature

Date

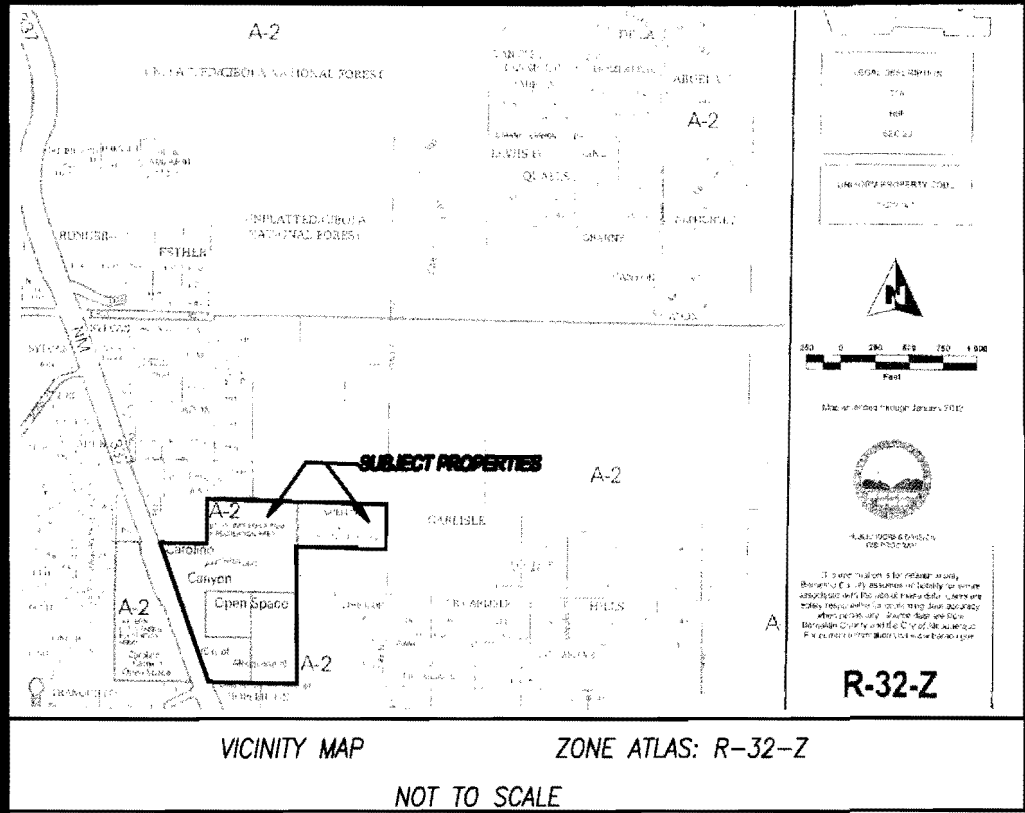
[Signature] 4 Jun 12

Agent's signature

Date

Attachment: Application\_Sketch (2624 : Srp-20120053)





SKETCH PLAT OF  
**Lot B-1-A, LANDS OF MUELLER**  
AND  
**TRACT A, CAROLINO CANYON OPEN SPACE**  
WITHIN SEC 20, T 9N, R6E, NMPM  
**BERNALILLO COUNTY, NEW MEXICO**  
JULY 2012  
(Sheet 1 of 2)

CASE NO.: SRP 2012xxxx

**FREE CONSENT AND DEDICATION:**

The subdivision here on described is with the free consent and in accordance with the desires of the undersigned owner(s) thereof and said owner(s) do hereby grant: all access utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of electrical power and communication services for buried distribution lines, conduits, and pipes for underground egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

CITY OF ALBUQUERQUE

Robert J. Perry Chief Administrative Officer for the City of Albuquerque, a Municipal Corporation.

**OWNER'S ACKNOWLEDGMENT:**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on \_\_\_\_\_ By  
Chief Administrative Officer for the City of Albuquerque, a Municipal Corporation, on behalf of the City of Albuquerque.

NOTARY PUBLIC MY COMMISSION EXPIRES:

LOT B-1-A, PLAT OF LANDS OF MUELLER  
by Geoffrey and Carolyn Mueller, owners of the five (5) acres at 26 Carlisle Road hereby freely consents to the adjustment of the common lot line between the Carolino Picnic Grounds and Lot B-1-A Plat of Lands of Mueller, and to the platting of said properties.

Geoffrey M. Mueller Date

Carolyn A. Mueller Date

**OWNER'S ACKNOWLEDGMENT:**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on \_\_\_\_\_ By  
Matt Schmader, Director of Albuquerque Open Space, on behalf of the City of Albuquerque.

NOTARY PUBLIC MY COMMISSION EXPIRES:

**BERNALILLO COUNTY CODE CHAPTER 38, "FLOODS":**

NOTE 2: This property is subject to Chapter 38 of the Bernalillo County Code. In accordance with Section 38-171.1.5, Special Provisions for the East Mountain Area, Paragraph b, the undersigned owner, its successors and assigns, hereby declare that the fifteen percent (15%) or less of the total area of the property shown hereon is, or will be impervious as defined by the Code. Upon development of any individual lot, tract, or parcel created by this plat, replat, or subdivision, the determination of percent impervious shall include any public or private roads, streets, and access easements created by this plat.

NOTE 3: The undersigned registered professional surveyor hereby certifies that all arroyos, watercourses, or storm drainage facilities, as defined by Chapter 38 of the Bernalillo County Code, traversing, crossing, or abutting the property shown hereon have been located by field survey, and are shown hereon.

NOTE 4: "Drainage Easement Dedication - Dedication to the County of Bernalillo, its successors and assigns, of the lands, right-of-way, and easements designated herein as 'Drainage Easement' is with full and free consent and in accordance with the desire of the undersigned owners(s), their successors, assigns, transferees, heirs, and devisees. This dedication is for drainage, flood control, conveyance of storm water, and the construction, operation and maintenance of, and access to such facilities. Except by the written approval of the County Engineer, no fence, wall, building or other obstruction may be placed or maintained in said easements, and there shall be no alterations of the grades or contours in said easements. The granting of the easements shall not obligate the County of Bernalillo to maintain natural arroyos, drainage channels, or facilities unless otherwise agreed to in writing by the County. The granting of this easement shall not require the protection of property lying outside of the easements granted. Safe locations for structures built on lands adjacent to the easement dedicated herein may be substantially outside the area described by the easements. Subject to the rules, regulations, and ordinances of Bernalillo County, any portions of any lands, right-of-way, or easements dedicated or granted herein may be vacated to the extent said portion is declared unnecessary for flood control and drainage by the County Engineer of Bernalillo County."

**PURPOSE OF PLAT:**

Purpose of this plat is to 1) adjust the lot line between Lot B-1 Lands of Mueller and Carolino Canyon Open Space and 2) to plat Carolino Canyon Open Space, and Eliminate the various Aliquot Lines within the Carolino Canyon Open Space to combine them into one Tract and 3) to extend and grant the drainage easement through Carolino Canyon Open Space.

**GENERAL NOTES:**

- The easements shown hereon are from deeds and descriptions provided by Stewart Title Commitment No. 12050229 TD, May 16, 2012.
- Drainage Easement extended through Tract A Carolino Canyon Open Space.
- Tract A and Lot B-1-A combined = 28.5636 acres±

**SUBDIVISION DATA / NOTES**

- Total Number of Existing Lots: 5
- Total Number of Lots created: 2
- Total Number of Tracts created: 1
- Lot B-1-A, Lands of Mueller Gross Subdivision Acreage: 4.7622 Ac.
- Lot B-1-A, Lands of Mueller Net Subdivision Acreage: 4.3572 Ac.
- Tract A, Carolino Canyon Open Space Gross Subdivision Acreage: 23.8014 Ac.
- Tract A, Carolino Canyon Open Space Net Subdivision Acreage: 22.7582 Ac.
- Total Mileage of Full Width Streets Created: 0
- Bearings are New Mexico State Plane Grid Bearings NAD83 (Central Zone).
- Distances are horizontal ground distances.
- Bearings and distances in parenthesis are of record.
- Field Survey performed APRIL, MAY & JUNE 2012.
- No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval at this plat.
- Grant of Access to Lot B-1-A, Lands of Mueller is described on Access Agreement filed June 18, 1984 as Document Number 84-45530 in the records of Bernalillo County, New Mexico.

**LEGAL DESCRIPTION:**

THE N½, NE¼, SE¼, SW¼ OF SECTION 20, T. 9 N., R. 6 E., NEW MEXICO PRINCIPAL MERIDIAN, EXCEPT THE WEST 28.72 FEET THEREOF, BEING THE LANDS OF MUELLER, LOT B-1, TOGETHER WITH THE FOLLOWING PARCELS THAT MAKE UP THE CAROLINO CANYON OPEN SPACE LYING EAST OF N.M. HIGHWAY 337:  
THE NW¼, SE¼, SW¼, AND WITH THE WEST 28.72 FEET OF THE N½, NE¼, SE¼, SW¼;

THE SE¼, NE¼, SW¼, SW¼ LYING EAST OF N.M. HIGHWAY 337;

THE EASTERLY PORTION OF THE E½, SE¼, SW¼, SW¼ LYING EAST OF NM HIGHWAY 337;

THE SW¼, SW¼, SE¼, SW¼ LYING EAST OF N.M. HIGHWAY 337;

AND THE SE¼, SW¼, SE¼, SW¼;

AND THE NE¼, SW¼, SE¼, SW¼;

AND THE NW¼, SW¼, SE¼, SW¼ ALL BEING SITUATED IN SECTION 20, T. 9 N., R. 6 E., NEW MEXICO PRINCIPAL MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20, AS MONUMENTED BY A 3 INCH BRASS CAP STAMPED "S¼ S 20-S 19, 1946 U.S.G.L.O.S."; THENCE, N89°42'03"W ALONG THE SOUTH LINE OF THE SW¼ OF SECTION 20, 655.76 FEET TO THE SOUTHEAST CORNER OF CAROLINO CANYON OPEN SPACE, THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID SOUTH LINE, N89°42'03"W, 635.99 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF NM HIGHWAY 337;

THENCE, N20°36'00"W ALONG SAID EASTERLY RIGHT OF WAY 1,059.21 FEET TO A POINT ON THE NORTH LINE OF THE SE¼, NE¼, SW¼, SW¼;

THENCE, DEPARTING SAID EASTERLY RIGHT OF WAY, S89°39'11"E ALONG SAID NORTH LINE 345.47 FEET TO A POINT ON THE WEST LINE OF THE NW¼, SE¼, SW¼;

THENCE, DEPARTING SAID NORTH LINE AND ALONG SAID WEST LINE OF THE NW¼, N00°26'04"W, 329.77 FEET TO A POINT ON THE NORTH LINE OF SAID NW¼, THE NORTHWEST CORNER OF SAID CAROLINO CANYON OPEN SPACE;

THENCE, ALONG SAID NORTH LINE OF THE NW¼, S89°38'07"E, 686.89 FEET TO THE NORTHEAST CORNER OF SAID CAROLINO CANYON OPEN SPACE ALSO BEING THE NORTHWEST CORNER OF SAID LANDS OF MUELLER, LOT B-1-A;

THENCE, CONTINUING S89°38'07"E, 629.98 FEET TO THE SOUTHEAST CORNER OF SAID LANDS OF MUELLER, LOT B-1-A AS MONUMENTED BY A 3 INCH BRASS CAP STAMPED "CS ½ SEC. 20, 1946 U.S.G.L.O.S.";

THENCE, SOUTH ALONG THE EAST LINE OF THE LANDS OF MUELLER, LOT B-1-A, ALSO BEING THE EAST LINE OF SAID SW¼ OF SECTION 20 AND THE WESTERLY RIGHT OF WAY OF CARLISLE ROAD AS SHOWN IN CARLISLE HILLS, A REPLAT OF TRACT 1-A-1 & TRACT 1-A-2 CARLISLE LAND DIVISION IN SAID SECTION 20, THENCE, S00°12'00"E ALONG THE WESTERLY RIGHT OF WAY OF CARLISLE ROAD, 329.40 FEET TO A FOUND 1/2 INCH REBAR WITH BROKEN YELLOW CAP, PS #3345 BEING THE SOUTHEAST CORNER OF SAID LOT B-1-A FROM WHICH THE S¼ CORNER BEARS S00°12'00"E, 988.11 FEET;

THENCE, DEPARTING SAID RIGHT OF WAY, N89°39'03"W ALONG THE SOUTHERLY LINE OF SAID LOT B-1, 629.34 FEET TO A SET 5/8 INCH REBAR WITH 2 INCH ALUMINUM CAP, CLS PS 10856, BEING THE SOUTHWEST CORNER OF THE LANDS OF MUELLER, LOT B-1-A AND THE EAST-SOUTHEAST CORNER OF CAROLINO CANYON OPEN SPACE;

THENCE; N89°39'03"W ALONG THE BOUNDARY OF SAID OPEN SPACE, 28.06 FEET TO A FOUND 5/8 INCH REBAR WITH BLUE CAP, CLS PS 10856, BEING A POINT ON THE EAST LINE OF THE NW¼, SE¼, SW¼ OF SAID SECTION 20;

THENCE; CONTINUING ALONG THE SAID EAST LINE BEING THE BOUNDARY OF SAID OPEN SPACE, S00°17'40"E, 988.71 FEET TO THE POINT OF BEGINNING, SAID PARCELS CONTAINING (1,244,255 SQ. FT) 28.5642 ACRES MORE OR LESS.

**APPROVING SIGNATURES:**

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR

BERNALILLO COUNTY ZONING

BERNALILLO COUNTY FIRE MARSHAL'S OFFICE

BERNALILLO COUNTY PUBLIC WORKS

BERNALILLO COUNTY ENVIRONMENTAL HEALTH

CITY OF ALBUQUERQUE, CHIEF ADMINISTRATIVE OFFICER

CITY OF ALBUQUERQUE, SURVEYOR

**UTILITIES:**

PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

QWEST COMMUNICATIONS DATE

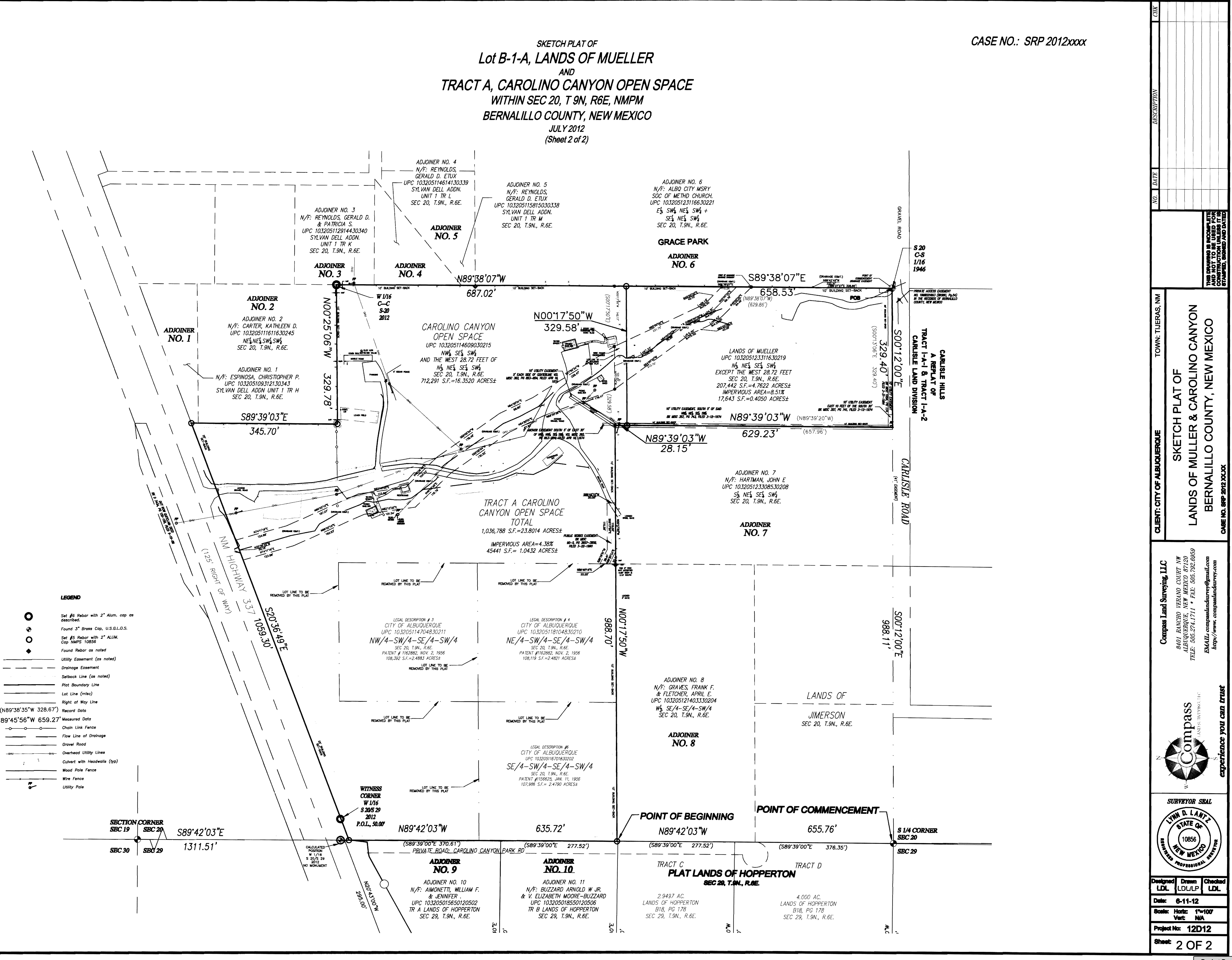
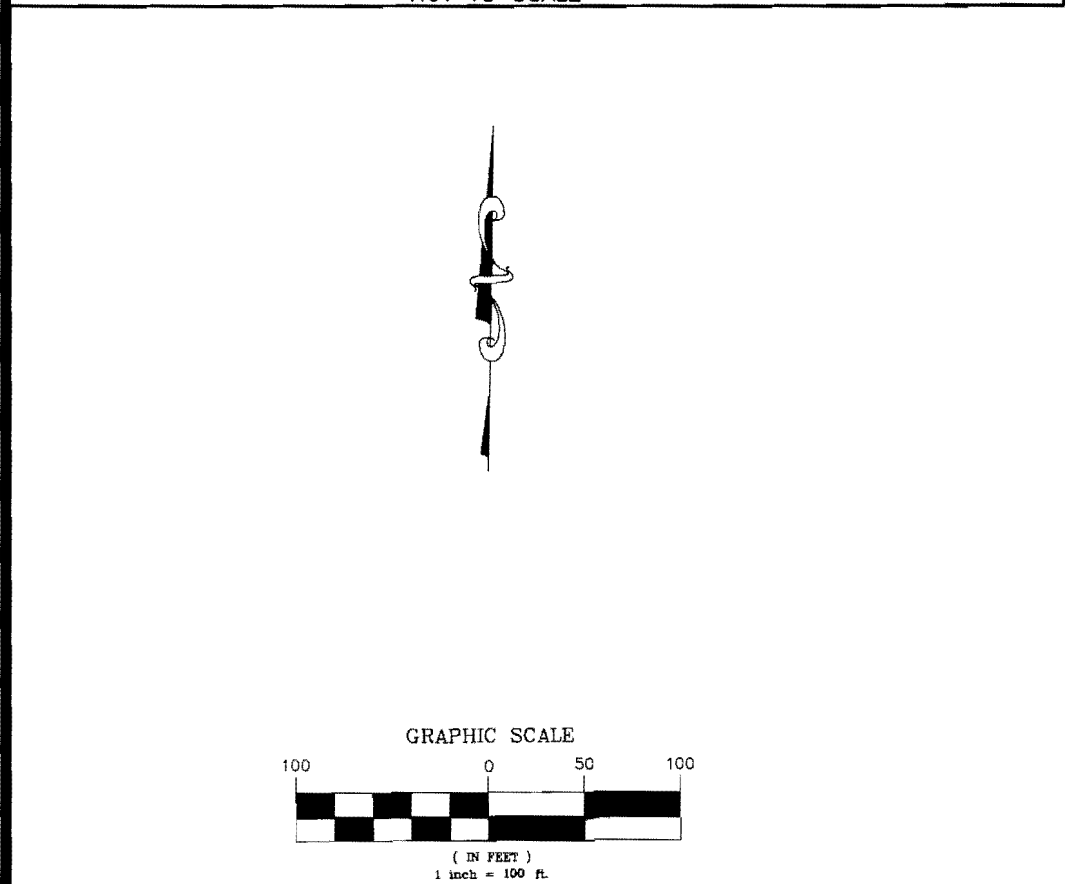
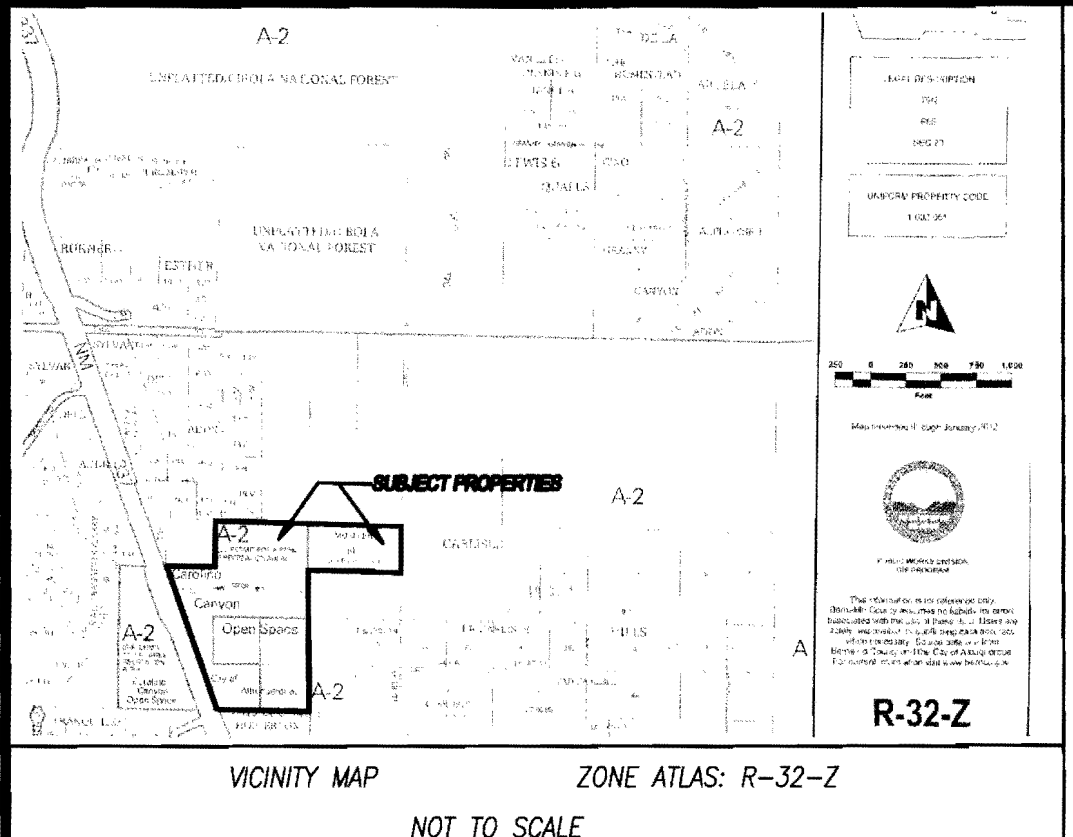
**SURVEYOR'S CERTIFICATION:**

I, LYNN D. LANTZ, New Mexico Professional Surveyor No. 10856 do hereby certify that this Plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it accurately meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Bernalillo Subdivision Ordinance;

LYNN D. LANTZ, N.M.P.S. No. 10856 Date 4/26/2012

CHIC	
DESCRIPTION	
NO.	
DATE	
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR EASEMENTS, BOUND AND DATED	
CITY OF ALBUQUERQUE	TOWN: TUCUAS, NM
SKETCH PLAT OF LANDS OF MULLER & CAROLINO CANYON BERNALILLO COUNTY, NEW MEXICO CASE NO. SRP 2012 0053	
Compass Land Surveying, LLC 8801 BLANCK RD. SUITE 100 ALBUQUERQUE, NM 87117 TEL: 505.274.1711 * FAX: 505.282.0859 EMAIL: compasslandsurvey@gmail.com http://www.compasslandsurvey.com	
experience you can trust	
SURVEYOR SEAL LYNN D. LANTZ STATE OF NEW MEXICO 10856 PROFESSIONAL SURVEYOR	
Designed LDL	Drawn LDL/JP
Checked LDL	
Date: 6-11-12	
Scale: Horiz: 1"=100' Vert: N/A	
Project No: 12D12	
Sheet: 1 OF 2	









## County Development Review Authority

**Meeting: 02/14/13 09:00 AM**

Department: County Development Review Authority

Prepared By: Mariam Aguilar

Director: Nano Chavez

CDRA Chair Nick Hamm

---

**Title:** Srp-20120056/W-35/East Mountain

**Action:** Request for Final Plat. Oden & Associates, agent for Larry D. Morris, is proposing to create a two (2) lot subdivision of Tract A, Lands of Marianetti Ranch Estates, Sections 14, T8N, R6E, located at 10280 NM 337, zoned A-2, containing 33.6 acres  $\pm$ .

RURAL

EAST MOUNTAIN AREA PLAN

### ATTACHMENTS:

- Application\_Final (PDF)
- Final Plat 2-1-13 (PDF)
- Application\_Sketch (PDF)
- Sketch Plat 6-12-12 (PDF)

# BERNALILLO COUNTY

Department of Zoning, Building and Planning  
111 Union Square, SE  
Albuquerque, NM 87102  
(505) 314-0350 Fax: (505) 314-0480



## SUMMARY REVIEW

Application Date: 11/JUN/2012

Application Number: SRP 20120056

Hearing Date: FEB. 14, 2012

OWNER

OWNER	MORRIS LARRY D	PHONE	
MAILING ADDRESS	10280 NM 337, PO BOX 2590	CITY/STATE	EDGEWOOD, NM
		ZIP	87015

AGENT

AGENT	ODEN & ASSOC.	PHONE	832-1425
MAILING ADDRESS	P O BOX 1976	CITY/STATE	MORIARTY, NM
		ZIP	87035

SITE INFORMATION

SITE ADDRESS			10280 NM 337, TIJERAS, NM 87059
DIRECTIONS			
08/11/09: CHANGED FROM 10270 NM 337. WB			
LEGAL DESCRIPTION			
TR A PLAT OF TRS A AND B LANDS OF MARIANETTI RANCH ESTATES C ONT 33.6446 AC M/L			
MAP #	W-35	CURRENT ZONE(S)	A-2
UPC #	103504620521230226	PROPOSED ZONE(S)	
PROPERTY SIZE in acre		26.293977788108356290174472	
SUBDIVISION NAME		LANDS OF MARIANETTI RANCH ESTATES	
EXISTING BUILDING & USE			
PROPOSED BUILDING & USE			
PLSRP SUMMARY REVIEW PROCEDURES			

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE:	3
EXISTING LOTS:	1
PROPOSED LOTS:	2
TOTAL ACREAGE:	33.6
PLAT TYPE:	06/11/2012: SKETCH PLAT//JP...1/23/2013: FINAL PLAT//CLC
COMP PLAN DESIGNATION:	RURAL
DETAILED INFORMATION	

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner  
☐ Occupant  
☐ Agent

Signature

Date

1-23-13

## APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY  
Zoning, Building & Planning  
314-0350

<b>OFFICE USE ONLY</b>
CASE #: <u>SRP-20120056</u> CDRA MEETING DATE: <u>FEB. 14, 201</u>

OWNER <u>LARRY D. MORRIS</u> PHONE _____
ADDRESS/CITY/ZIP <u>10280 S. Hwy. 337, ESCABOSA, N.M. 87059</u>

AGENT <u>ODEN + ASSOCIATES</u> PHONE <u>832-1425</u>
ADDRESS/CITY/ZIP <u>P.O. Box 1976, MORIARTY, N.M. 87035</u>

<b>LEGAL DESCRIPTION</b>																			
UPC#	1	0	3	5	0	4	6	2	0	5	2	1	2	3	0	2	2	6	SUBDIVISION NAME <u>MARIANETT / RANCH ESTATES</u>
UPC#																			Please list any additional UPC numbers on a separate sheet.

<b>SECTION I: SUBDIVISION TYPE (check one):</b> <input type="checkbox"/> TYPE 1 <input type="checkbox"/> TYPE 4 <input type="checkbox"/> TYPE 2 <input type="checkbox"/> TYPE 5 <input checked="" type="checkbox"/> TYPE 3 # EXISTING LOTS <u>1</u> PROPOSED # OF LOTS <u>2</u> TOTAL ACREAGE <u>33.6</u>  <b>SPECIAL PROCEDURES (check one)</b> <input type="checkbox"/> REPLAT <input type="checkbox"/> OTHER <input type="checkbox"/> LOT LINE ADJUSTMENT  YEAR LAST DIVIDED: <input checked="" type="checkbox"/> >7 YEARS <input type="checkbox"/> <7 YEARS	<b>SECTION II: REVIEW PROCEDURES (CHECK ONE):</b> <input type="checkbox"/> RESUBMITTAL MINOR SUBDIVISION: TYPE 3 (5 -LOTS) OR TYPE 5 (SUMMARY REVIEW): <input type="checkbox"/> SKETCH PLAT <input checked="" type="checkbox"/> FINAL PLAT MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS) OR TYPE 4 <input type="checkbox"/> SKETCH PLAT <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> SKETCH/FINAL PLAT CASE REVIEW COMMITTEE MEETING DATE _____ (FOR DEFINITIONS OF SECTION I & II, REFER TO REVERSE SIDE OF FORM)	<b>OFFICE USE ONLY</b> ZONE ATLAS PG: _____ ZONE CLASS: _____ COMPREHENSIVE PLAN LAND USE DESIGNATION: _____ AREA PLAN: _____  PLANNING QUADRANT: (CIRCLE ONE) <table style="width: 100%;"> <tr> <td>NE HTS</td> <td>NV</td> </tr> <tr> <td>EM</td> <td>SV</td> </tr> <tr> <td>SW</td> <td>NW</td> </tr> </table>	NE HTS	NV	EM	SV	SW	NW
NE HTS	NV							
EM	SV							
SW	NW							
<b>OFFICE USE ONLY</b> FEES: APPLICATION FEE: _____ OTHER FEES: _____ TOTAL FEES _____ RECEIPT #: _____								

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.	
Signature <u>[Signature]</u>	Date <u>1-23-13</u>

<b>OFFICE USE ONLY</b>	
RECEIVED BY _____	DATE _____



**Disclosure Statement for:**

2.a

Minor Subdivision of Tract A, Marianetti Ranch Estates, located in the SW 1/4 of Section 14, T.8N., R.6E., N.M.P.M., Bernalillo County, New Mexico.

**Purpose of this Subdivision:** To divide Tract A into two Tracts lettered and numbered Tracts A-1 and A-2.

**Name of Subdivision:** Minor Subdivision of Lands of Larry D. Morris

**Name and Address of Subdivider:** Larry D. Morris  
10280 S. Hwy 337  
Escabosa, NM 87059

**Condition of Title:** Fee Simple.

**Restrictions or Reservations of Record:** None.

**Description of Utilities** Electric and telephone lines are currently located overhead along the southern boundary of Tracts A-1 and A-2. Cost of service connections to the electric and telephone lines shall be the responsibility of the respective lot owners.

**Water Wells:** Domestic water is provided to Tracts A-1 and A-2 from existing wells. Each tract owner shall be responsible to maintain his own water supply.

**Telephone:** Local telephone service may be provided by Century link Communications. For connection and service costs contact Century link Communications.

**Fire Protection:** The area is currently served by the Bernalillo County Fire Department, and the District 41 Fire Station is located at 10838 South NM 337 near Yrisarri. There are no fire hydrants in the immediate vicinity at this time.

**Liquid Waste Disposal:** The owners of Tract A-1 shall be required to install their own septic tank and leach field. The wastewater system shall be located and designed in compliance with the regulations of, and permitted, inspected, and approved by, the Bernalillo County Environmental Health Office. Tract A-2 has an existing, permitted septic tank and leach field system in place, permit # EHWW 20050296.

**Solid Waste Disposal:** Solid waste disposal shall be the responsibility of the tract owner. Each tract owner may choose to contract with a service provider for collection or to provide their own transport of solid waste to the East Mountain Transfer Station operated by Bernalillo County. East Mountain Disposal Services, PO Box 756, Tijeras, NM 87059, provides Monday pickup service to this area. They can be reached at 286-4798. Cost is \$18.15/Month for 96 gallon container and \$16.25/Month for 68 gallon container.

**Water Availability:** The owners of each lot will be responsible for their own water supply. Well logs from the area indicate that wells in the vicinity of the proposed subdivision average 10 gpm at a depth of 280 feet. Tract A-1 currently has its own domestic well, Permit # EHW 20110016. The office shown on Tract A-2 is currently connected to OSE Well # E-9783, BCEH Permit # EHW 20110069.

Attachment: Application\_Final (2626 : Srp-20120056)

Page one

Prepared by: Oden & Associates, Inc.  
• P.O. Box 1976, Moriarty, New Mexico 87035 • (505) 832-1425 • Fax (505) 832-6996 •

Packet Pg. 21

**Disclosure Statement for:**

Minor Subdivision of Tract A, Marianetti Ranch Estates, located in the SW ¼ of Section 14, T.8N., R.6E., N.M.P.M., Bernalillo County, New Mexico.

- Water Quality:** Water Quality of the domestic wells in the area contain are acceptable for potability. The water quality contains no harmful contaminants that would be adverse to health.
- Access:** The owner of Tract A-1 lot shall access his tract from NM 337 using Driveway Permit # 3-3086. Tract A-2 is currently accessed by the existing driveway located as shown on the plat, Permit # 3-3087.
- Drainage:** No mass site grading, clearing or grubbing is allowed without an approved grading and drainage plan prepared by an engineer registered in the State of New Mexico.
- Mail Delivery:** The owners of each tract shall contact a local United States Post Office for mail delivery. Tijeras Post Office is located approximately 15 miles northwest of the subdivision. United States Postal Service Rural Route Boxes may be available in the area. No mail shall be delivered on a private road that is not maintained by Bernalillo County nor shall the private road be used as a school bus route.
- Impact Fees:** Each tract is subject to payment of Impact Fees at time of development based on the Bernalillo County Code Chapter 46 entitled "Impact Fees". The assessment is attached as part of this Disclosure Statement.

**Signature of Owner(s):**

\_\_\_\_\_  
Larry D. Morris

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the foregoing instrument was acknowledged before me by Jeff K. Ramsey and Antoinette Ramsey.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Page two

Prepared by:

Oden & Associates, Inc.

• P.O. Box 1976, Moriarty, New Mexico 87035 • (505) 832-1425 • Fax (505) 832-6996 •

Attachment: Application\_Final (2626 : Srp-20120056)

### Authorization to Act as Agent

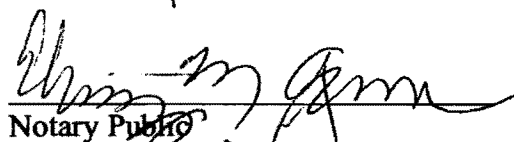
I, Larry D. Morris, hereby authorize Oden & Associates, Inc., it's principals and staff, to act on my behalf in any and all matters relating to the Minor Subdivision of Tract A of the Lands of Marianetti Ranch Estates located in Section 14, T 8 N, R 6 E, Bernalillo County, New Mexico.



Larry D. Morris

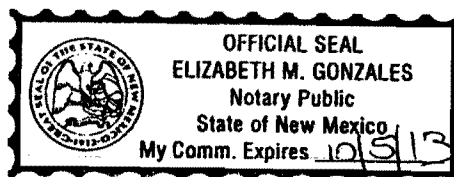
State of New Mexico )  
 ) .ss  
 County of Bernalillo )

This instrument was acknowledged before me on June 6, 2012 by  
 Larry D. Morris.

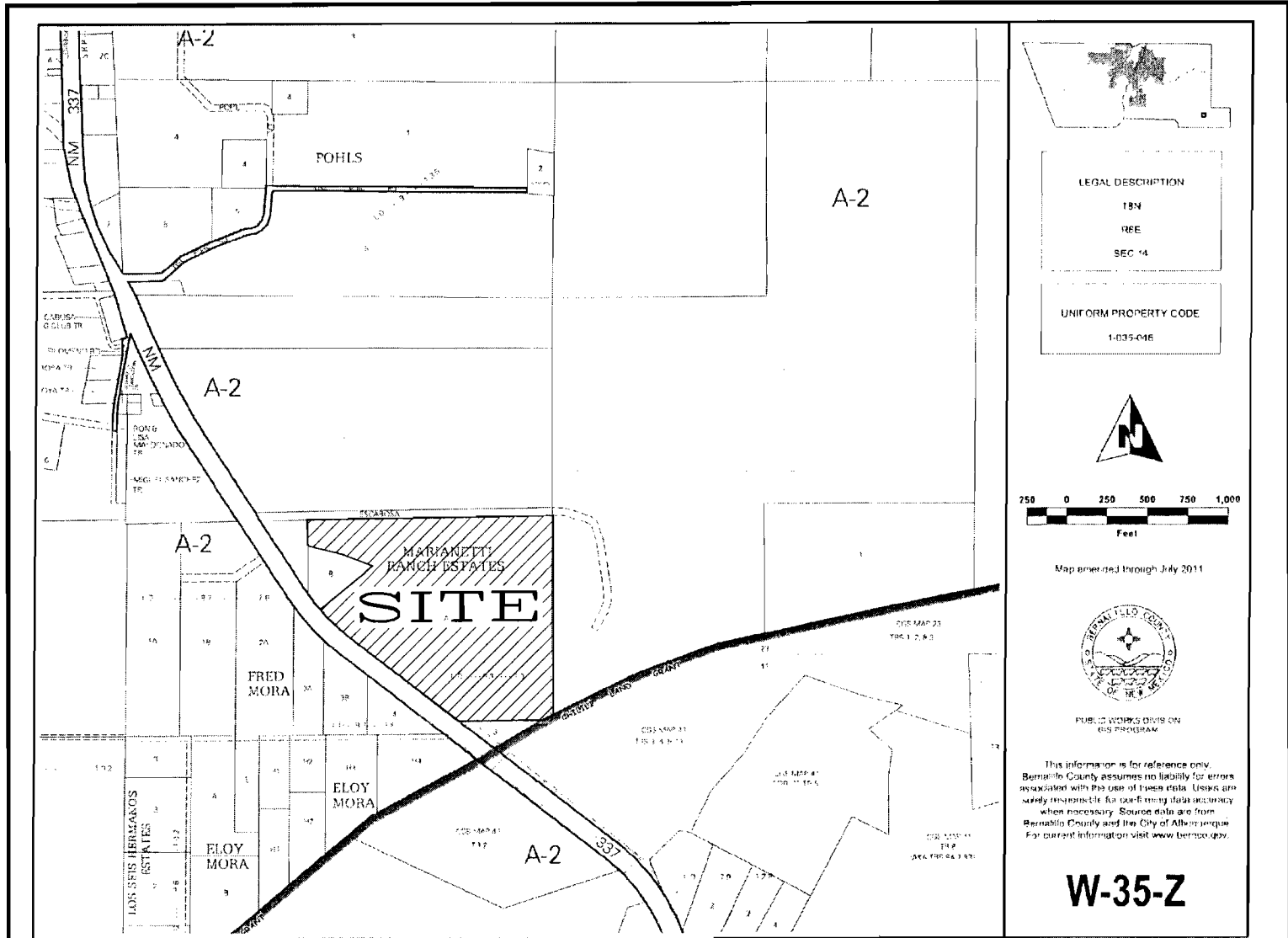


Notary Public

My Commission Expires: 10/5/13



Time: 13:37:48  
Date: 1/22/2013 RCM  
Drawing File: H:\OLENTS\2012 Survey Clients\Project Files\Morris, Larry S12-190.DWG\S12-190.dwg



#### VICINITY MAP

#### DESCRIPTION

BEING ALL THAT CERTAIN TRACT WHICH IS TRACT A, LANDS OF MARIANETTI RANCH ESTATES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED ON 28 APRIL, 1993, IN VOLUME 93C, FOLIO 117, AND BEING LOCATED IN SECTION 14, T.8N., R.6E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 14 BEARS N 45°36'43" W, A DISTANCE OF 3802.31 FEET;

THENCE, S 00°01'35" E, A DISTANCE OF 1239.96 FEET;  
THENCE, S 61°04'42" W, A DISTANCE OF 46.85 FEET;  
THENCE, S 89°38'56" W, A DISTANCE OF 537.07 FEET;  
THENCE, N 52°32'30" W, A DISTANCE OF 828.79 FEET;  
THENCE, FOLLOWING A CURVE TO THE RIGHT WHOSE RADIUS IS 1372.29 FEET, WHOSE ARC LENGTH IS 273.32 FEET, WHOSE CENTRAL ANGLE IS 11°24'42", AND WHOSE CHORD BEARS N 46°51'27" W, A DISTANCE OF 272.87 FEET;  
THENCE, N 50°26'06" E, A DISTANCE OF 418.81 FEET;  
THENCE, N 69°15'08" W, A DISTANCE OF 207.77 FEET;  
THENCE, N 75°58'40" W, A DISTANCE OF 213.05 FEET;  
THENCE, N 00°56'21" W, A DISTANCE OF 157.78 FEET;  
THENCE, N 89°02'08" E, A DISTANCE OF 1515.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.646 ACRES AS SURVEYED DURING THE MONTH OF MAY, 2012.

SAID TRACTS BEING SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, AND EASEMENTS OF RECORD AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO.



#### SURVEYOR'S CERTIFICATION

I, ROGER G. SCUSSEL, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 14405, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Roger G. Scussel*  
ROGER G. SCUSSEL  
P.S. NO. 14405  
DATE 1-23-13

## MINOR SUBDIVISION OF LANDS OF LARRY D. MORRIS

BEING TRACT A OF LANDS OF MARIANETTI RANCH ESTATES  
LOCATED IN SECTION 14, T.8N., R.6E., N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2012

#### PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE EXISTING TRACT INTO TWO TRACTS AS SHOWN.

OWNER: LARRY D. MORRIS  
P.O. BOX 2590  
EDGEWOOD, NEW MEXICO 87015

#### BERNALILLO COUNTY NOTES

THE UNDERSIGNED REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFIES THAT ALL ARROYOS, WATERCOURSES OR STORM DRAINAGE FACILITIES, AS DEFINED BY THE BERNALILLO COUNTY STORM DRAINAGE ORDINANCE, CHAPTER 38 OF THE BERNALILLO COUNTY CODE, TRAVERSING, CROSSING OR ABUTTING THE PROPERTY SHOWN HEREON HAVE BEEN LOCATED BY FIELD SURVEY AND ARE SHOWN HEREON.

THIS PROPERTY IS SUBJECT TO CHAPTER 38 OF THE BERNALILLO COUNTY CODE. IN ACCORDANCE WITH SECTION 38-171.i.5, SPECIAL PROVISIONS FOR THE EAST MOUNTAIN AREA, PARAGRAPH B, THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY DECLARE THAT FIFTEEN PERCENT (15%) OR LESS OF THE TOTAL AREA OF THE PROPERTY SHOWN HEREON IS, OR WILL BE IMPERVIOUS AS DEFINED BY THE CODE. UPON DEVELOPMENT OF ANY INDIVIDUAL LOT, TRACT, OR PARCEL CREATED BY THIS PLAT, REPLAT, OR SUBDIVISION, THE DETERMINATION OF PERCENT IMPERVIOUS SHALL INCLUDE ANY PUBLIC OR PRIVATE ROADS, STREETS, AND ACCESS EASEMENTS CREATED BY THIS PLAT.

#### OFFICE OF ENVIRONMENTAL HEALTH NOTES

- UPON DEVELOPMENT, EACH LOT SHALL BE SERVED WITH A WASTEWATER SYSTEM MEETING THE MOST CURRENT BERNALILLO COUNTY WASTE WATER ORDINANCE.
- UPON DEVELOPMENT, EACH LOT SHALL BE SERVED BY A DRINKING WATER WELL SYSTEM MEETING THE MOST CURRENT BERNALILLO COUNTY WATER WELL ORDINANCE OR PUBLIC WATER SUPPLY SYSTEM APPROVED BY THE NEW MEXICO ENVIRONMENTAL DEPARTMENT AND THE BERNALILLO COUNTY OFFICE OF ENVIRONMENTAL HEALTH.

#### DRAINAGE EASEMENT DEDICATION

DEDICATION TO THE COUNTY OF BERNALILLO, IT'S SUCCESSORS AND ASSIGNS, OF THE LANDS, RIGHT-OF-WAY, AND EASEMENTS DESIGNATED HEREIN AS "DRAINAGE EASEMENT" IS WITH FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S), THEIR SUCCESSORS, ASSIGNS, TRANSFERREES, HEIRS, AND DEVISEES. THIS DEDICATION IS FOR DRAINAGE, FLOOD CONTROL, CONVEYANCE OF STORM WATER, AND THE CONSTRUCTION, OPERATION AND MAINTENANCE OF, AND ACCESS TO SUCH FACILITIES. EXCEPT BY THE WRITTEN APPROVAL OF THE COUNTY ENGINEER, NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENTS, AND THERE SHALL BE NO ALTERATIONS OF THE GRADES OR CONTOURS IN SAID EASEMENTS. THE GRANTING OF EASEMENTS SHALL NOT OBLIGATE THE COUNTY OF BERNALILLO TO MAINTAIN NATURAL ARROYOS, DRAINAGE CHANNELS, OR FACILITIES UNLESS OTHERWISE AGREED TO IN WRITING BY THE COUNTY. THE GRANTING OF THESE EASEMENTS SHALL NOT REQUIRE THE PROTECTION OF PROPERTY LYING OUTSIDE OF THE EASEMENTS GRANTED. SAFE LOCATIONS FOR STRUCTURES BUILT ON LANDS ADJACENT TO THE EASEMENTS DEDICATED HEREIN MAY BE SUBSTANTIALLY OUTSIDE THE AREA DESCRIBED BY THE EASEMENTS. SUBJECT TO THE RULES, REGULATIONS, AND ORDINANCES OF BERNALILLO COUNTY, ANY PORTION OF ANY LANDS, RIGHT-OF-WAY, OR EASEMENTS DEDICATED OR GRANTED HEREIN MAY BE VACATED TO THE EXTENT SAID PORTION IS DECLARED UNNECESSARY FOR FLOOD CONTROL AND DRAINAGE BY THE COUNTY ENGINEER OF BERNALILLO COUNTY.

#### FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LANDS SHOWN HEREON DO HEREBY ATTEST THAT THIS PLAT WAS PREPARED WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR WISHES AND DESIRES, AND DO FURTHER GRANT ANY RIGHTS-OF-WAY OR EASEMENTS AS SHOWN HEREON.

LARRY D. MORRIS

#### ACKNOWLEDGEMENT

STATE OF }  
COUNTY OF }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_.

BY LARRY D. MORRIS

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

FILE COPY

SRP-20120056  
SITE PLAN  
FEBRUARY 1, 2013

2.b

#### SURVEY GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO DIVIDE THE LANDS INTO TWO TRACTS AS SHOWN.
- FIELD WORK PERFORMED WITH 2-TRIMBLE 5800 GPS RECEIVERS DURING THE MONTH OF MAY, 2012.
- BASIS OF SURVEY IS THE PLAT OF LANDS OF MARIANETTI RANCH ESTATES, RECORDED ON 28 APRIL, 1993, IN VOLUME 93C, FOLIO 117. DIMENSIONS SHOWN IN PARENTHESES ARE FROM THAT PLAT. DIMENSIONS SHOWN IN DOUBLE PARENTHESIS ARE RECORD ADJOINING PLAT DIMENSIONS. DIMENSIONS SHOWN IN BRACKETS ARE FROM N.M.D.O.T. RIGHT OF WAY MAPS.
- BASIS OF BEARINGS IS THE SOUTH LINE OF PARCEL 2, LANDS OF MARIANETTI REVOCABLE TRUST, RECORDED ON 31 MARCH, 2005, IN BOOK 2005S, PAGE 42 (S 89°02'08" W).
- LANDS SHOWN HEREON LIE WITHIN ZONE "D", "AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE", ACCORDING TO F.I.R.M. INDEX PANEL 35001CINDOB.
- ZONING OF THE LANDS SHOWN HEREON IS A-2, RURAL AGRICULTURAL ZONE.
- DOCUMENTS USED TO DETERMINE THIS SURVEY INCLUDE:
  - QUIT CLAIM DEED TO LARRY D. MORRIS, RECORDED ON 23 AUGUST, 2006, IN BOOK A122, PAGE 7498;
  - PLAT OF TRACTS A & B, LANDS OF MARIANETTI RANCH ESTATES, RECORDED ON 28 APRIL, 1993, IN VOLUME 93C, FOLIO 117;
  - PLAT OF LANDS OF OF MARIANETTI REVOCABLE TRUST, RECORDED ON 31 MARCH, 2005, IN BOOK 2005S, PAGE 41;
  - PLAT OF LANDS OF OF MARIANETTI REVOCABLE TRUST, RECORDED ON 31 MARCH, 2005, IN BOOK 2005S, PAGE 42;
  - N.M.D.O.T. RIGHT OF WAY MAP, PROJECT S-214(17)

#### APPROVALS

CASE NUMBER: SRP 20120056 ZONE ATLAS # W-35-Z

BERNALILLO COUNTY DEVELOPMENT REVIEW  
AUTHORITY, CHAIR

BERNALILLO COUNTY ZONING

BERNALILLO COUNTY ENVIRONMENTAL HEALTH

BERNALILLO COUNTY FIRE MARSHAL'S OFFICE

BERNALILLO COUNTY PUBLIC WORKS

#### UTILITY APPROVAL

PNM

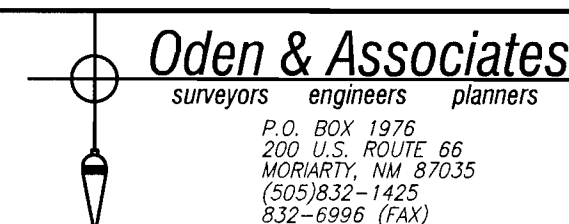
CENTURYLINK

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
U.P.C. # 1 035 046 205 212 302 26  
PROPERTY OWNER OF RECORD: MORRIS

BERNALILLO COUNTY TREASURER'S OFFICE:  
DATE: \_\_\_\_\_

#### INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: MORRIS, LARRY D.  
SECTION 14, T.8N., R.6E., N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO



Designed	Date	Drawn	Date	Checked	Date	Sheet
TRO	4/16/12	JTN	5/08/12	RGS	9/10/12	1 of 2
Job #	S2012-190	File	MARIANETTI RANCH 1486	COMP. FILE	1486	DWG NAME S12-190.DWG





# BERNALILLO COUNTY

Department of Zoning, Building and Planning  
111 Union Square, SE  
Albuquerque, NM 87102  
(505) 314-0350 Fax: (505) 314-0480



## SUMMARY REVIEW

Application Date: 11/JUN/2012

Application Number: SRP 20120056

Hearing Date: June 28th

OWNER

OWNER	MORRIS LARRY D	PHONE
MAILING ADDRESS	10280 NM 337, PO BOX 2590	CITY/STATE EDGEWOOD, NM
		ZIP 87015

AGENT

AGENT	ODEN & ASSOC.	PHONE
MAILING ADDRESS	P O BOX 1976	CITY/STATE MORIARTY, NM
		ZIP 87035

SITE INFORMATION

SITE ADDRESS 10280 NM 337, TIJERAS, NM 87059		
DIRECTIONS 08/11/09: CHANGED FROM 10270 NM 337. WB		
LEGAL DESCRIPTION TR A PLAT OF TRS A AND B LANDS OF MARIANETTI RANCH ESTATES C ONT 33.6446 AC M/L		
MAP # W-35	CURRENT ZONE(S) A-2	PROPERTY SIZE in acre 26.293977788108356290174472
UPC # 103504620521230226	PROPOSED ZONE(S)	SUBDIVISION NAME LANDS OF MARIANETTI RANCH ESTATES
EXISTING BUILDING & USE		
PROPOSED BUILDING & USE PLSRP SUMMARY REVIEW PROCEDURES		

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
	SUBDIVISION TYPE:3 EXISTING LOTS: 1 PROPOSED LOTS:2 TOTAL ACREAGE: 33.6  PLAT TYPE:06/11/2012: SKETCH PLAT//JP  COMP PLAN DESIGNATION: RURAL
DETAILED INFORMATION	

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner  
☐ Occupant  
☒ Agent

Signature

Date

6/11/12

Attachment: Application\_Sketch (2626 : Srp-20120056)

## APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY  
Zoning, Building & Planning  
314-0350

## OFFICE USE ONLY

CASE #:

CDRA MEETING DATE:

OWNER

Larry D. Morris

PHONE

ADDRESS/CITY/ZIP

10200 S. Hwy 337, Escobedo, NM. 87059

AGENT

Aden &amp; Assoc., Inc.

PHONE 822-1424

ADDRESS/CITY/ZIP

PO Box 1976, Moriarty, NM 87035

## LEGAL DESCRIPTION

UPC #

1 035 046 205 212 302 26

SUBDIVISION  
NAME

N/A

UPC #

Please list any additional UPC numbers on  
a separate sheet.

## SECTION I: SUBDIVISION

## TYPE (check one):

- ☐ TYPE 1 ☐ TYPE 4  
☐ TYPE 2 ☐ TYPE 5  
☒ TYPE 3

# EXISTING LOTS 1

PROPOSED # OF LOTS 2

TOTAL ACREAGE 33.6

## SPECIAL PROCEDURES

(check one)

- ☐ REPLAT ☐ OTHER  
☐ LOT LINE ADJUSTMENT

YEAR LAST DIVIDED:

- ☒ >7 YEARS ☐ <7 YEARS

SECTION II: REVIEW  
PROCEDURES (CHECK ONE):

- ☐ RESUBMITTAL  
 MINOR SUBDIVISION: TYPE 3 (5 -LOTS)  
 OR TYPE 5 (SUMMARY REVIEW):

☒ SKETCH PLAT☐ FINAL PLATMAJOR SUBDIVISION TYPES 1, 2, 3 (6 +  
LOTS)  
OR TYPE 4☐ SKETCH PLAT☐ PRELIMINARY PLAT☐ FINAL PLAT☐ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II,  
REFER TO REVERSE SIDE OF FORM)

## OFFICE USE ONLY

ZONE ATLAS  
PG:ZONE  
CLASS:COMPREHENSIVE PLAN  
LAND USE DESIGNATION:

AREA PLAN:

PLANNING QUADRANT:  
(CIRCLE ONE)

NE HTS	NV
EM	SV
SW	NW

## OFFICE USE ONLY

FEES:

APPLICATION FEE:

OTHER FEES:

TOTAL FEES

RECEIPT #:

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature

Date

5/21/12

## OFFICE USE ONLY

RECEIVED BY

DATE

### Authorization to Act as Agent

I, Larry D. Morris, hereby authorize Oden & Associates, Inc., it's principals and staff, to act on my behalf in any and all matters relating to the Minor Subdivision of Tract A of the Lands of Marianetti Ranch Estates located in Section 14, T 8 N, R 6 E, Bernalillo County, New Mexico.

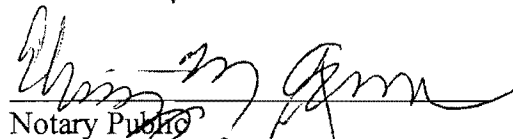


Larry D. Morris

State of New Mexico )

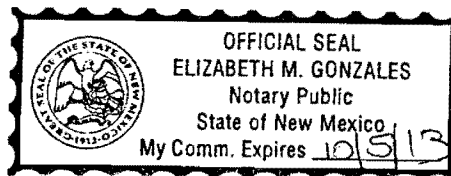
County of Bernalillo ) ss

This instrument was acknowledged before me on June 6, 2012 by  
Larry D. Morris.



Notary Public

My Commission Expires: 10/5/13



Attachment: Application\_Sketch (2626 : Srp-20120056)



**Disclosure Statement for:**

2.c

Minor Subdivision of Tract A of the Lands of Marianetti Ranch Estates, located in the SW 1/4 of Section 14, T.8N., R.6E., N.M.P.M., Bernalillo County, New Mexico.

**Purpose of this Subdivision:** To divide Tract A into two Tracts lettered and numbered Tracts A-1 and A-2.

**Name of Subdivision:** **Minor Subdivision of Lands of Larry D. Morris**

**Name and Address of Subdivider:** Larry D. Morris  
10280 S. Hwy 337  
Escabosa, NM 87059

**Condition of Title:** Fee Simple.

**Restrictions or Reservations of Record:** None.

**Description of Utilities** Electric and telephone lines are currently located overhead along the southern boundary of Tracts A-1 and A-2. Cost of service connections to the electric and telephone lines shall be the responsibility of the respective lot owners.

**Water Wells:** Domestic water is provided to Tracts A-1 and A-2 from existing wells located on each tract. Each tract owner shall be responsible to maintain his own water supply.

**Telephone:** Local telephone service may be provided by Qwest Communications. For connection and service costs contact Qwest Communications.

**Fire Protection:** The area is currently served by the Bernalillo County Fire Department, and the District 41 Fire Station is located at 10838 South NM 337 near Yrisarri. There are currently no fire hydrants in the immediate vicinity.

**Liquid Waste Disposal:** The owners of Tract A-1 shall be required to install their own septic tank and leach field. The wastewater system shall be located and designed in compliance with the regulations of, and permitted, inspected, and approved by, the Bernalillo County Environmental Health Office. Tract A-1 has an existing, permitted septic tank and leach field system in place.

**Solid Waste Disposal:** Solid waste disposal shall be the responsibility of the tract owner. Each tract owner may choose to contract with a service provider for collection or may wish to provide their own transport of materials to the East Mountain Transfer Station operated by Bernalillo County.

**Water Availability:** The owners of each lot will be responsible for their own water supply. Well logs from the area indicate that wells in the vicinity of the proposed subdivision average 10 gpm at a depth of 280 feet. Tract A-1 currently has its own domestic well, Permit # EHW 20110016. The office shown on Tract A-2 is currently connected to OSE Well # E-9783.

Attachment: Application\_Sketch (2626 : Srp-20120056)

Page one

Prepared by:

**Oden & Associates, Inc.**

• P.O. Box 1976, Moriarty, New Mexico 87035 • (505) 832-1425 • Fax (505) 832-6996 •

**Disclosure Statement for:**

Minor Subdivision of Tract A of Marianetti Ranch Estates, located in the SW ¼ of Section 14, T.8N., R.6E., N.M.P.M., Bernalillo County, New Mexico.

- Water Quality:** Water Quality of the domestic wells in the area contain are acceptable for potability. The water quality contains no harmful contaminants that would be adverse to health.
- Access:** The owner of Tract A-1 lot shall access his tract from NM 337. Permits for a driveway onto NM 337 must be approved by the Bernalillo County Public Works Department prior to development on Tract A-1. Tract A-2 is currently accessed by the existing driveway located just south of Tract A-1.
- Drainage:** No mass site grading, clearing or grubbing is allowed without an approved grading and drainage plan prepared by an engineer registered in the State of New Mexico.
- Mail Delivery:** The owners of each tract shall contact a local United States Post Office for mail delivery. Tijeras Post Office is located approximately 15 miles northwest of the subdivision. United States Postal Service Rural Route Boxes may be available in the area. No mail shall be delivered on a private road that is not maintained by Bernalillo County nor shall the private road be used as a school bus route.
- Impact Fees:** Each tract is subject to payment of Impact Fees at time of development based on the Bernalillo County Code Chapter 46 entitled "Impact Fees". The assessment is attached as part of this Disclosure Statement.

**Signature of Owner(s):**

\_\_\_\_\_  
Larry D. Morris

State of \_\_\_\_\_ )  
 ) ss  
County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the foregoing instrument was acknowledged before me by Jeff K. Ramsey and Antoinette Ramsey.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Page two

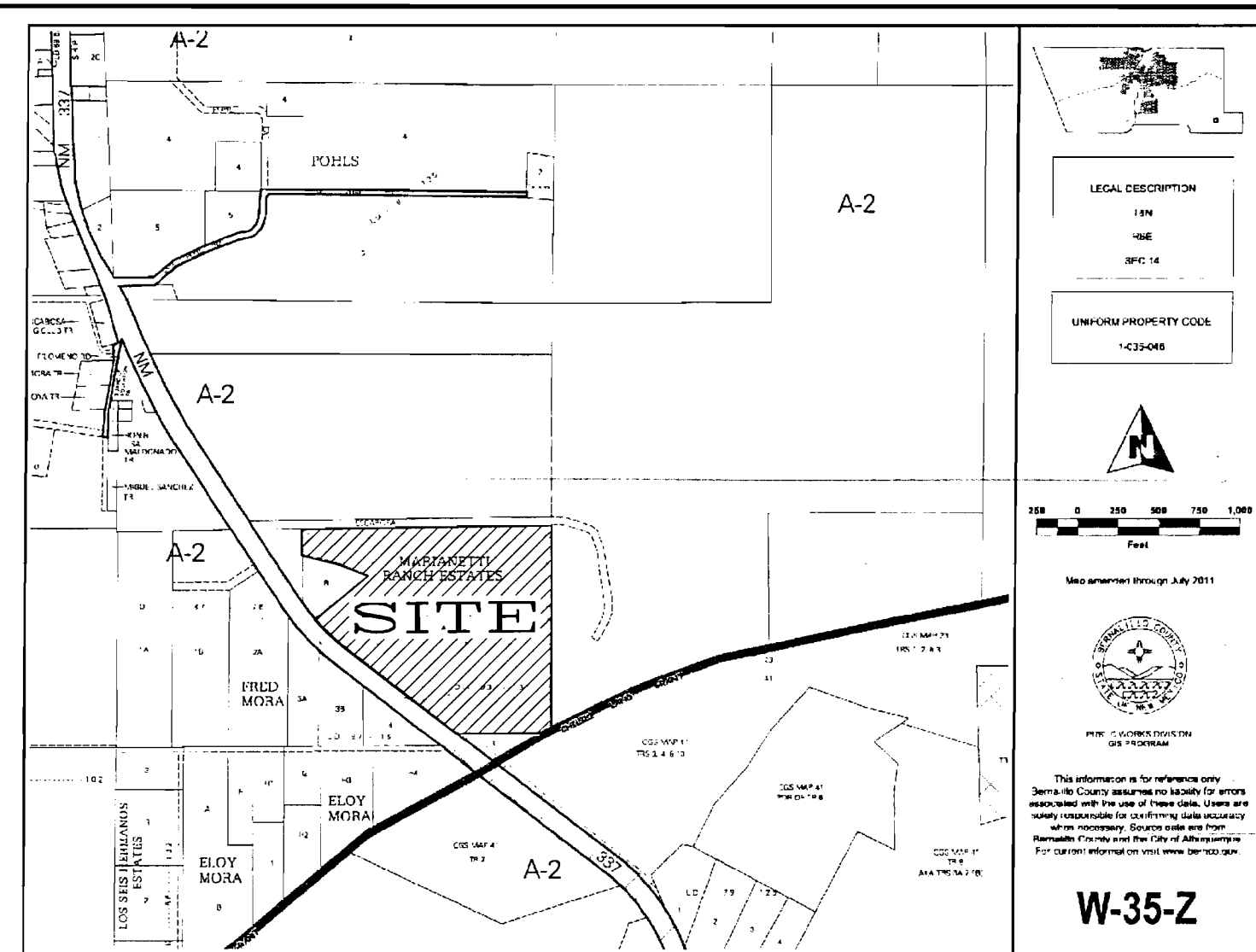
**Prepared by:**

**Oden & Associates, Inc.**

• P.O. Box 1976, Moriarty, New Mexico 87035 • (505) 832-1425 • Fax (505) 832-6996 •

Attachment: Application\_Sketch (2626 : Srp-20120056)

FILE COPY

SRP20120056  
SITE PLAN  
JUNE 12, 2012

## VICINITY MAP

## DESCRIPTION

BEING ALL THAT CERTAIN TRACT WHICH IS TRACT A, LANDS OF MARIANETTI RANCH ESTATES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED ON 28 APRIL, 1993, IN VOLUME 93C, FOLIO 117, AND BEING LOCATED IN SECTION 14, T.8N., R.6E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 14 BEARS N 45°36'43" W, A DISTANCE OF 3802.31 FEET;

THENCE, S 00°01'35" E, A DISTANCE OF 1239.96 FEET;  
THENCE, S 61°04'42" W, A DISTANCE OF 46.85 FEET;  
THENCE, S 89°38'56" W, A DISTANCE OF 537.07 FEET;  
THENCE, N 52°32'30" W, A DISTANCE OF 828.79 FEET;  
THENCE, FOLLOWING A CURVE TO THE RIGHT WHOSE RADIUS IS 1372.29 FEET, WHOSE ARC LENGTH IS 273.32 FEET, WHOSE CENTRAL ANGLE IS 11°24'42", AND WHOSE CHORD BEARS N 46°51'27" W, A DISTANCE OF 272.87 FEET;  
THENCE, N 50°26'06" E, A DISTANCE OF 418.81 FEET;  
THENCE, N 69°15'08" W, A DISTANCE OF 207.77 FEET;  
THENCE, N 75°58'40" W, A DISTANCE OF 213.05 FEET;  
THENCE, N 00°56'21" W, A DISTANCE OF 157.78 FEET;  
THENCE, N 89°02'08" E, A DISTANCE OF 1515.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.646 ACRES AS SURVEYED DURING THE MONTH OF MAY, 2012.

SAID TRACTS BEING SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, AND EASEMENTS OF RECORD AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO.

## SURVEYOR'S CERTIFICATION

I, ROGER G. SCUSSEL, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 14405, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROGER G. SCUSSEL  
P.S. NO. 14405

6/11/12  
DATE

MINOR SUBDIVISION OF LANDS OF  
**LARRY D. MORRIS**  
BEING TRACT A OF LANDS OF MARIANETTI RANCH ESTATES  
LOCATED IN SECTION 14, T.8N., R.6E., N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2012

## PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE EXISTING TRACT INTO TWO TRACTS AS SHOWN.

OWNER: LARRY D. MORRIS  
P.O. BOX 2590  
EDGEWOOD, NEW MEXICO 87015

## BERNALILLO COUNTY NOTES

THE UNDERSIGNED REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFIES THAT ALL ARROYOS, WATERCOURSES OR STORM DRAINAGE FACILITIES, AS DEFINED BY THE BERNALILLO COUNTY STORM DRAINAGE ORDINANCE, CHAPTER 38, TRAVERSING, CROSSING OR ABUTTING THE PROPERTY SHOWN HEREON HAVE BEEN LOCATED BY FIELD SURVEY, AND ARE SHOWN HEREON.

THIS PROPERTY IS SUBJECT TO THE BERNALILLO COUNTY STORM DRAINAGE ORDINANCE CHAPTER 38. IN ACCORDANCE WITH SECTION 11, SUBSECTION B.5, SPECIAL PROVISIONS FOR THE EAST MOUNTAIN AREA, PARAGRAPH B, THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY DECLARE THAT FIFTEEN PERCENT (15%) OR LESS OF THE TOTAL AREA OF THE PROPERTY SHOWN HEREON IS, OR WILL BE IMPERVIOUS AS DEFINED BY THE ORDINANCE. UPON DEVELOPMENT OF ANY INDIVIDUAL LOT, TRACT, OR PARCEL CREATED BY THIS PLAT, REPLAT, OR SUBDIVISION, THE DETERMINATION OF PERCENT IMPERVIOUS SHALL INCLUDE ANY PUBLIC OR PRIVATE ROADS, STREETS, AND ACCESS EASEMENTS CREATED BY THIS PLAT.

## OFFICE OF ENVIRONMENTAL HEALTH NOTES

- UPON DEVELOPMENT, EACH LOT SHALL BE SERVED WITH A WASTEWATER SYSTEM MEETING THE MOST CURRENT BERNALILLO COUNTY WASTE WATER ORDINANCE.
- UPON DEVELOPMENT, EACH LOT SHALL BE SERVED BY A DRINKING WATER WELL SYSTEM MEETING THE MOST CURRENT BERNALILLO COUNTY WASTE WATER ORDINANCE OR PUBLIC WATER SUPPLY SYSTEM APPROVED BY THE NEW MEXICO ENVIRONMENTAL DEPARTMENT AND THE BERNALILLO COUNTY OFFICE OF ENVIRONMENTAL HEALTH.

## DRAINAGE EASEMENT DEDICATION

DEDICATION TO THE COUNTY OF BERNALILLO, ITS SUCCESSORS AND ASSIGNS, OF THE LANDS, RIGHT-OF-WAY, AND EASEMENTS DESIGNATED HEREIN AS "DRAINAGE EASEMENT" IS WITH FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S), THEIR SUCCESSORS, ASSIGNS, TRANSFEREES, HEIRS, AND DEVISEES. THIS DEDICATION IS FOR DRAINAGE, FLOOD CONTROL, CONVEYANCE OF STORM WATER, AND THE CONSTRUCTION, OPERATION AND MAINTENANCE OF, AND ACCESS TO SUCH FACILITIES. EXCEPT BY THE WRITTEN APPROVAL OF THE COUNTY ENGINEER, NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENTS, AND THERE SHALL BE NO ALTERATIONS OF THE GRADES OR CONTOURS IN SAID EASEMENTS. THE GRANTING OF EASEMENTS SHALL NOT OBLIGATE THE COUNTY OF BERNALILLO TO MAINTAIN NATURAL ARROYOS, DRAINAGE CHANNELS, OR FACILITIES UNLESS OTHERWISE AGREED TO IN WRITING BY THE COUNTY. THE GRANTING OF THESE EASEMENTS SHALL NOT REQUIRE THE PROTECTION OF PROPERTY LYING OUTSIDE OF THE EASEMENTS GRANTED. SAFE LOCATIONS FOR STRUCTURES BUILT ON LANDS ADJACENT TO THE EASEMENTS DEDICATED HEREIN MAY BE SUBSTANTIALLY OUTSIDE THE AREA DESCRIBED BY THE EASEMENTS. SUBJECT TO THE RULES, REGULATIONS, AND ORDINANCES OF BERNALILLO COUNTY, ANY PORTION OF ANY LANDS, RIGHT-OF-WAY, OR EASEMENTS DEDICATED OR GRANTED HEREIN MAY BE VACATED TO THE EXTENT SAID PORTION IS DECLARED UNNECESSARY FOR FLOOD CONTROL AND DRAINAGE BY THE COUNTY ENGINEER OF BERNALILLO COUNTY.

## FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LANDS SHOWN HEREON DO HEREBY ATTEST THAT THIS PLAT WAS PREPARED WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR WISHES AND DESIRES, AND DO FURTHER GRANT ANY RIGHTS-OF-WAY OR EASEMENTS AS SHOWN HEREON.

LARRY D. MORRIS

## ACKNOWLEDGEMENT

STATE OF }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6/11/12, 2012.

BY LARRY D. MORRIS

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/11/12, 2012.

## SURVEY GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO DIVIDE THE LANDS INTO TWO TRACTS AS SHOWN.
- FIELD WORK PERFORMED WITH 2-TRIMBLE 5800 GPS RECEIVERS DURING THE MONTH OF MAY, 2012.
- BASIS OF SURVEY IS THE PLAT OF LANDS OF MARIANETTI RANCH ESTATES, RECORDED ON 28 APRIL, 1993, IN VOLUME 93C, FOLIO 117. DIMENSIONS SHOWN IN PARENTHESES ARE FROM THAT PLAT. DIMENSIONS SHOWN IN DOUBLE PARENTHESES ARE RECORD ADJOINING PLAT DIMENSIONS.
- BASIS OF BEARINGS IS THE SOUTH LINE OF PARCEL 2, LANDS OF MARIANETTI REVOCABLE TRUST, RECORDED ON 31 MARCH, 2005, IN BOOK 2005S, PAGE 42 (S 89°02'08" W).
- LANDS SHOWN HEREON LIE WITHIN ZONE "D", "AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE", ACCORDING TO F.I.R.M. INDEX PANEL 35001CIND0B.
- ZONING OF THE LANDS SHOWN HEREON IS A-2, RURAL AGRICULTURAL ZONE.
- DOCUMENTS USED TO DETERMINE THIS SURVEY INCLUDE:  
A. QUIT CLAIM DEED TO LARRY D. MORRIS, RECORDED ON 23 AUGUST, 2006, IN BOOK A122, PAGE 7498;  
B. PLAT OF TRACTS A & B, LANDS OF MARIANETTI RANCH ESTATES, RECORDED ON 28 APRIL, 1993, IN VOLUME 93C, FOLIO 117;  
C. PLAT OF LANDS OF MARIANETTI REVOCABLE TRUST, RECORDED ON 31 MARCH, 2005, IN BOOK 2005S, PAGE 41;  
D. PLAT OF LANDS OF MARIANETTI REVOCABLE TRUST, RECORDED ON 31 MARCH, 2005, IN BOOK 2005S, PAGE 42;

## APPROVALS

CASE NUMBER: \_\_\_\_\_ ZONE ATLAS # W-35-Z

BERNALILLO COUNTY DEVELOPMENT REVIEW \_\_\_\_\_ DATE \_\_\_\_\_  
AUTHORITY, CHAIR

BERNALILLO COUNTY ZONING \_\_\_\_\_ DATE \_\_\_\_\_

BERNALILLO COUNTY ENVIRONMENTAL HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

BERNALILLO COUNTY FIRE MARSHAL'S OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

BERNALILLO COUNTY PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

## UTILITY APPROVAL

PNM ELECTRIC AND GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

CENTURYLINK \_\_\_\_\_ DATE \_\_\_\_\_

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
U.P.C. # 1 035 046 205 212 302 26  
PROPERTY OWNER OF RECORD: MORRIS

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_ DATE: \_\_\_\_\_

## INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: MORRIS, LARRY D.  
SECTION 14, T.8N., R.6E., N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO

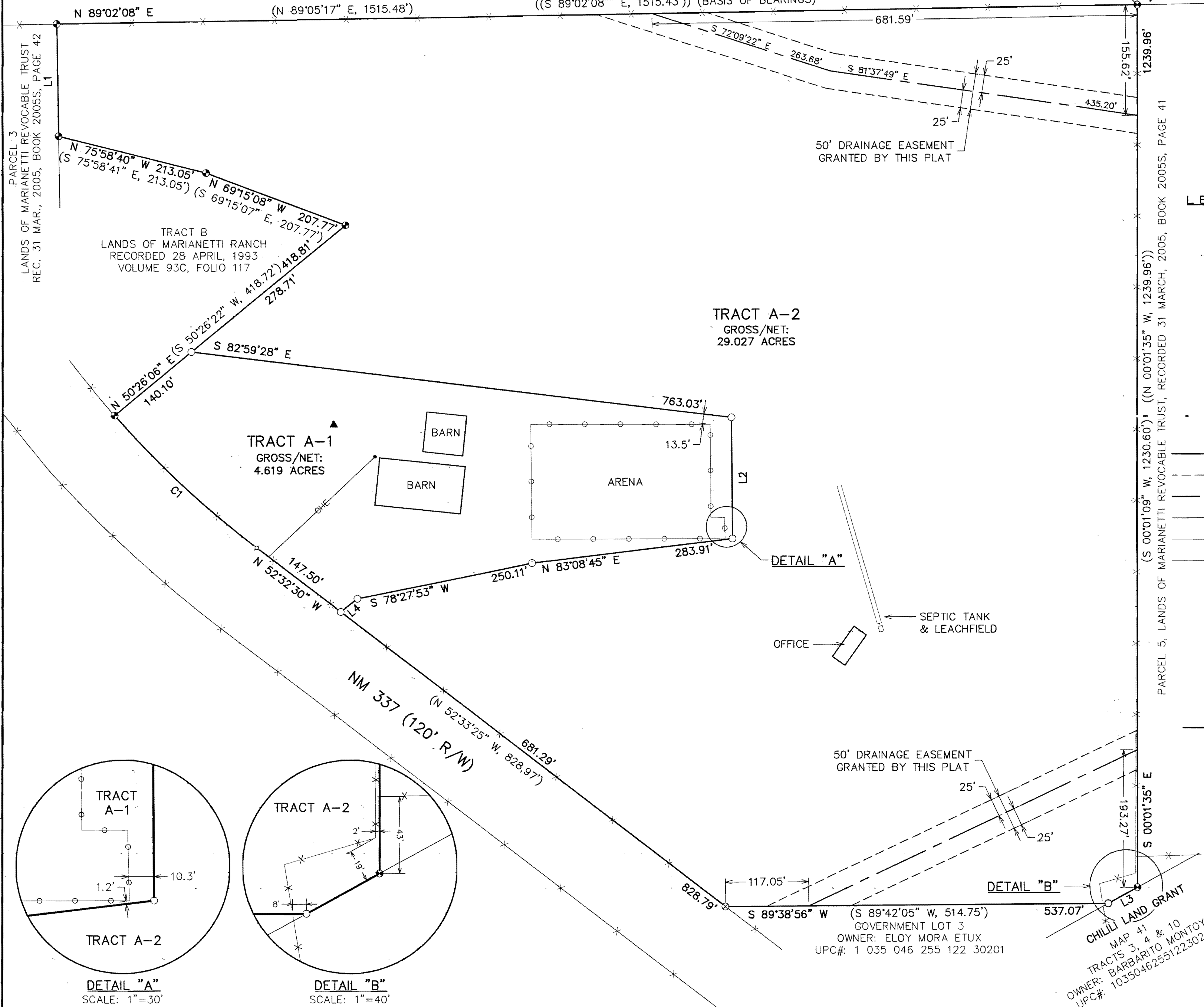
**Oden & Associates**  
surveyors engineers planners  
P.O. BOX 1976  
200 U.S. ROUTE 66  
MORIARTY, NM 87035  
(505) 832-1425  
832-6996 (FAX)

Designed	Date	Drawn	Date	Checked	Date	Date	Sheet
TRO	4/16/12	JTN	5/08/12	RCS		5/08/12	1 of 2
Job #	S2012-190	File	MARIANETTI RANCH 1486	COMP. FILE	1486	DWG NAME	S12-190.DWG



MINOR SUBDIVISION OF LANDS OF  
**LARRY D. MORRIS**  
 BEING TRACT A OF LANDS OF MARIANETTI RANCH ESTATES  
 LOCATED IN SECTION 14, T.8N., R.6E., N.M.P.M.  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2012

PARCEL 2, LANDS OF MARIANETTI REVOCABLE TRUST, RECORDED 31 MARCH, 2005, BOOK 2005S, PAGE 42  
 ((S 89°02'08" E, 1515.43')) (BASIS OF BEARINGS)



# LEGEND

- SET 5/8"Øx16" REBAR AND YELLOW I.D. CAP STAMPED "OA PS 14405"
- FOUND 5/8"Ø REBAR AND I.D. CAP STAMPED "TRODEN 8667" ATTACHED 1 1/4"Ø I.D. TAG STAMPED "OA PS 14405"
- FOUND 1/2"Ø REBAR AND I.D. CAP STAMPED "LS 10464" ATTACHED 1 1/4"Ø I.D. TAG STAMPED "OA PS 14405"
- ⊗ FOUND 1/2"Ø REBAR AND I.D. CAP STAMPED "LS 6446" ATTACHED 1 1/4"Ø I.D. TAG STAMPED "OA PS 14405"
- ⊙ FOUND ALUMINUM CAP
- ✕ COMPUTED CORNER (NOT FOUND/SET)
- POWER POLE
- ▲ DOMESTIC WELL

- BOUNDARY LINE
- - - EASEMENT LINE
- - - CENTERLINE DRAINAGE EASEMENT
- OHE — OVERHEAD POWER LINE
- ✕ BARBED WIRE FENCE
- ARENA

LINE	BEARING	DISTANCE
L1	N 00°56'21" W	157.78
(L1)	N 00°58'28" W	159.17
((L1))	S 00°56'21" E	157.78
L2	N 00°26'25" W	170.30
L3	S 61°04'42" W	46.85
(L3)	S 62°22'45" W	70.17
L4	N 52°10'51" E	29.75

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11°24'42"	1372.29	273.32	N 46°51'27" W	272.87
(C1)	11°24'30"	1372.29	273.24		

## INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: MORRIS, LARRY D.  
 SECTION 14, T.8N., R.6E., N.M.P.M.  
 BERNALILLO COUNTY, NEW MEXICO

**Oden & Associates**  
 surveyors engineers planners  
 P.O. BOX 1976  
 200 U.S. ROUTE 66  
 MORRIS, NM 87035  
 (505) 832-1425  
 832-6996 (FAX)

Designed Date	Drawn Date	Checked Date	Date	Sheet
TRO 4/16/12	JTN 5/8/12	RGS	5/08/12	2 of 2
Job #	File	COMP. FILE	DWG NAME	
S2012-190	MARIANETTI RANCH 1486	1486	S12-190.DWG	



## County Development Review Authority

**Meeting: 02/14/13 09:00 AM**

Department: County Development Review Authority  
Prepared By: Mariam Aguilar  
Director: Nano Chavez  
CDRA Chair Nick Hamm

---

**Title:** Srp-20120085/F-14/North Valley

**Action:** Request for Final Plat. Precision Surveying Inc., agent for Gretchen Montano, John Boutz & Stephanie Boutz, is proposing to create a three (3) lot subdivision of Tract 4, Lands of Heirs of Aurelia Gutierrez, Elena Gallegos Grant, Section 32, T11N, R3E, zoned A-1, containing 3.12 acres±.

ESTABLISHED URBAN

NORTH VALLEY AREA PLAN

### ATTACHMENTS:

- Application\_Final (PDF)
- Final Plat 1-28-13 (PDF)
- Application\_Sketch (PDF)
- Sketch Plat 10-29-12 (PDF)

# BERNALILLO COUNTY

Department of Zoning, Building and Planning  
111 Union Square, SE  
Albuquerque, NM 87102  
(505) 314-0350 Fax: (505) 314-0480



## SUMMARY REVIEW

Application Date: 29/OCT/2012

Application Number: SRP 20120085

Hearing Date: Feb. 14, 2013

OWNER

OWNER	BOUTZ PAUL L & EMMA LEE BOUTZ		PHONE	293-3289	
MAILING ADDRESS	1001 EL ALHAMBRA CIR NW	CITY/STATE	ALBUQUERQUE, NM	ZIP	87107

AGENT

AGENT	PRECISION SURVEYS INC.		PHONE	856-5700	
MAILING ADDRESS	PO. BOX 90636	CITY/STATE	ALBUQUERQUE, NM	ZIP	87199

SITE INFORMATION

SITE ADDRESS			0 N/A, ALBUQUERQUE, NM	
DIRECTIONS				
LEGAL DESCRIPTION				
TR 4 LANDS OF HEIRS OF AURELIA GUTIERREZ T11N R3E SEC 32 CON T 3.124 AC M/L				
MAP #	F-14	CURRENT ZONE(S)	A-1	
UPC #	101406121045811103	PROPOSED ZONE(S)	PROPERTY SIZE in acre 3.1387740599173553719008264	
EXISTING BUILDING & USE				
PROPOSED BUILDING & USE				
PLSRP SUMMARY REVIEW PROCEDURES				

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.			
SUBDIVISION TYPE: 3				
EXISTING LOTS: 1				
PROPOSED LOTS: 3				
TOTAL ACREAGE: 3.1245 AC				
PLAT TYPE: 10/29/12 SKETCH AP....1/28/13 FINAL PLAT//AH				
COMP PLAN DESIGNATION: EST. URBAN				
DETAILED INFORMATION				
101406121045811103				

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner  
☐ Occupant  
☐ Agent

Signature

*Marco J. Conner*

Date



## APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY  
Zoning, Building & Planning  
314-0350

## OFFICE USE ONLY

CASE #:

SRP 20120085

CDRA MEETING DATE:

Feb. 14, 2013

OWNER

Gretchen Montana, John Boutz and Stephanie Boutz

PHONE

293-3289

ADDRESS/CITY/ZIP

1708 Luthy Drive NE, Albuquerque, NM 87112

AGENT

Precision Surveys Inc.

PHONE

856-5700

ADDRESS/CITY/ZIP

P.O. Box 90636 Albuquerque, NM 87199

## LEGAL DESCRIPTION

UPC#	1	0	1	4	0	6	1	2	1	0	4	5	8	1	1	1	0	3	SUBDIVISION NAME	Boutz Subdivision
UPC#																			Please list any additional UPC numbers on a separate sheet.	

## SECTION I: SUBDIVISION

## TYPE (check one):

- ☐ TYPE 1      ☐ TYPE 4  
☐ TYPE 2      ☐ TYPE 5  
☒ TYPE 3

# EXISTING LOTS

1

PROPOSED # OF LOTS

3

TOTAL ACREAGE

3.1245

## SPECIAL PROCEDURES

## (check one)

- ☐ REPLAT  
☐ LOT LINE ADJUSTMENT  
☒ OTHER

Subd. by Court Order

YEAR LAST DIVIDED:

- ☒ > 7 YEARS      ☐ < 7 YEARS

## SECTION II: REVIEW

## PROCEDURES (CHECK ONE):

- ☐ RESUBMITTAL  
 MINOR SUBDIVISION: TYPE 3 (5 -LOTS) OR TYPE 5 (SUMMARY REVIEW):

- ☐ SKETCH PLAT  
☒ FINAL PLAT

MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS) OR TYPE 4

- ☐ SKETCH PLAT  
☐ PRELIMINARY PLAT  
☐ FINAL PLAT  
☐ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I &amp; II, REFER TO REVERSE SIDE OF FORM)

## OFFICE USE ONLY

ZONE ATLAS PG:

ZONE CLASS:

COMPREHENSIVE PLAN LAND USE DESIGNATION:

AREA PLAN:

PLANNING QUADRANT: (CIRCLE ONE)

NE HTS	NV
EM	SV
SW	NW

## OFFICE USE ONLY

## FEES:

APPLICATION FEE:

OTHER FEES:

TOTAL FEES

RECEIPT #:

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature

Marco J. Chavez

Date

1/11/13

## OFFICE USE ONLY

RECEIVED BY

DATE

Gretchen Montano  
Personal Representative for the Estate of Emma Lee Boutz  
1708 Luthy Dr. NE  
Albuquerque, NM 87112

January 13, 2013

Larry W. Medrano  
Precision Surveys, Inc.  
P.O. Box 90636  
Albuquerque, NM 87199

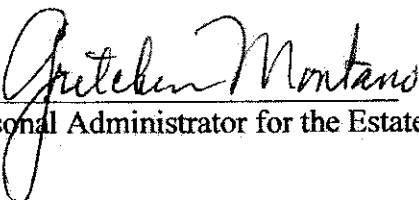
Dear Mr. Medrano:

This letter will serve as my authorization, as Personal Representative for the Estate of Emma Lee Boutz (the "Estate"), for Precision Surveys to act on the Estate's behalf for the limited purpose of facilitating the County of Bernalillo's approval of the proposed plat and to attend any required County planning meetings on the Estate's behalf, as necessary to effect the sole purpose of dividing and devising the subject property to the heirs of the Estate.

The Estate reserves the right to make any future decisions not previously discussed. Any new issues in this regard that may arise, if any, must be communicated through counsel for the Estate, Charles Price, or directly with the Estate.

Please feel free to contact me with any questions or concerns,

Gretchen Montano

  
Personal Administrator for the Estate of Emma Lee Boutz

Attachment: Application\_Final (2625 : Srp-20120085)





5571 Midway Park Place, NE  
Albuquerque, NM 87109

PO Box 90636  
Albuquerque, NM 87199

866.442.8011  
505.856.5700  
505.856.7900  
www.precision-surveys.com

January 11, 2013

Bernalillo County  
Planning/Development Services Division  
Attn: Nicholas Hamm  
County Development Review Authority  
111 Union Square SE, Suite 100  
Albuquerque, NM 87102

**RE: REQUEST FOR SUBDIVISION BY COURT ORDER IN THE MATTER OF EMMA LEE  
BOUTZ, DECEASED, SECOND JUDICIAL DISTRICT CASE NO. D-0202-PB-2010-  
00176**

Dear Mr. Hamm:

On behalf of our clients, the heirs of Emma Lee Boutz, Gretchen Montano, John Boutz and Stephanie Boutz, we submit this application for final plat with the intent to subdivide by the referenced Court Order. The request is to subdivide the existing 1 tract into 3 new lots.

Attached are the required submittals, including the Court Order.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

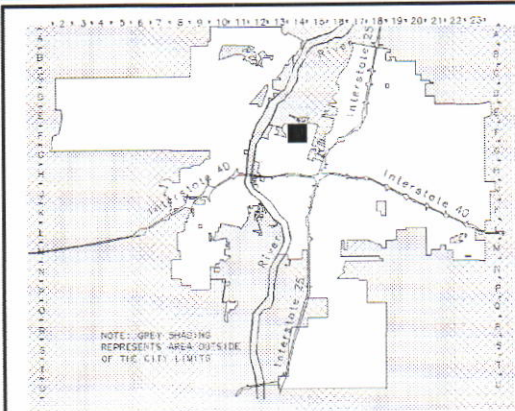
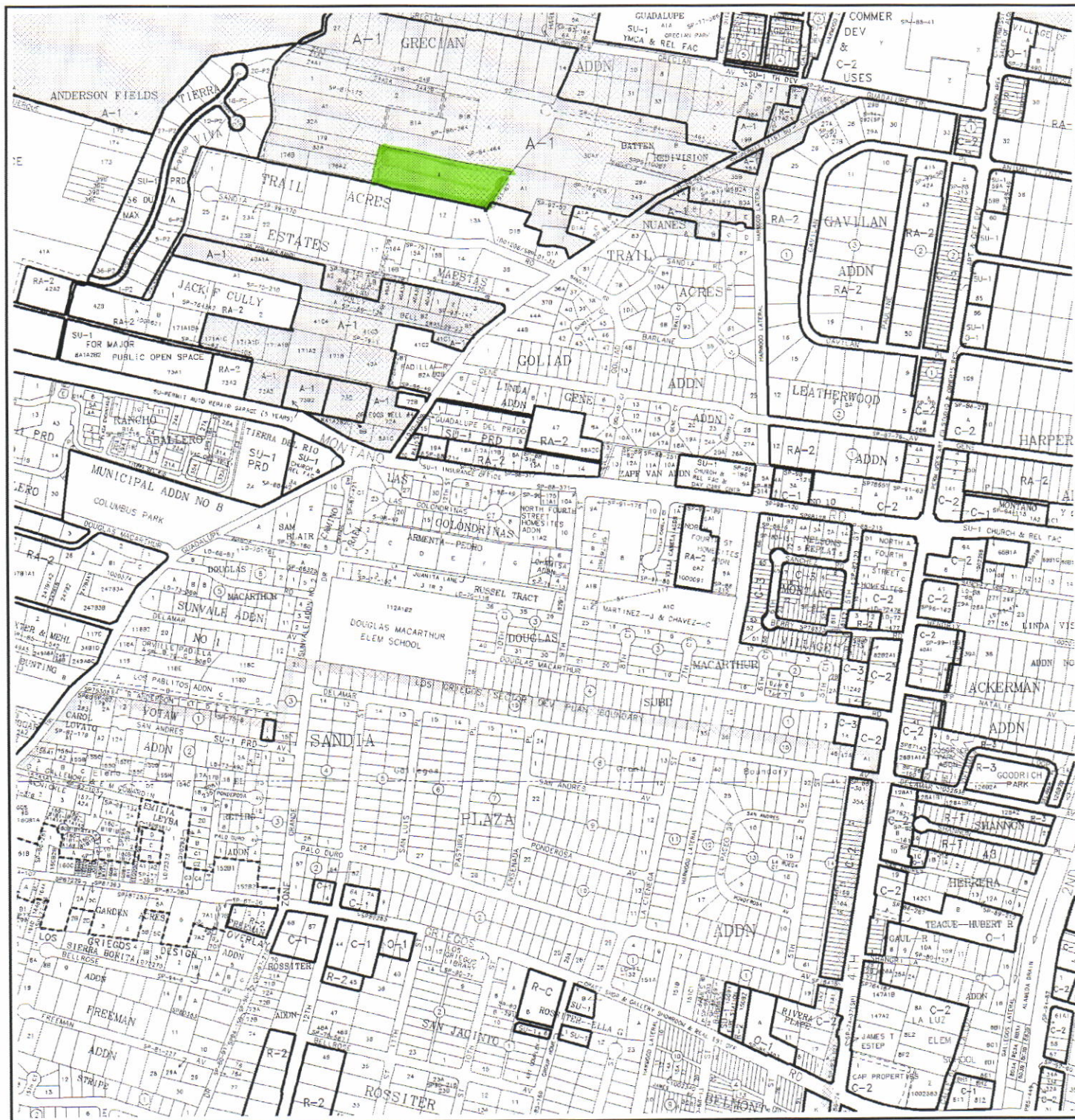
Sincerely,

A handwritten signature in black ink, appearing to read 'Larry W. Medrano', is written over a printed name and title.

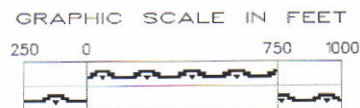
Larry W. Medrano  
President

Attachment: Application\_Final (2625 : Srp-20120085)





CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
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Zone Atlas Page

**F-14-Z**

Map Amended through July 31, 2003



**COPY****ENDORSED  
FILED IN MY OFFICE THIS**

OCT 24 2011

*Ang T. Ruiz*  
**CLERK DISTRICT COURT**

KENDRA GOERS

**SECOND JUDICIAL DISTRICT COURT  
COUNTY OF BERNALILLO  
STATE OF NEW MEXICO****IN THE MATTER OF THE ESTATE OF  
EMMA LEE BOUTZ, DECEASED.****NO. D-0202-PB-2010-00176**

**ORDER TO REOPEN CASE AND  
FOR DIVISION AND  
DISTRIBUTION OF REAL PROPERTY**

THIS MATTER having come before the Court pursuant to the Motion to Reopen Case and Application for Approval of Division and Distribution of Real Property (the "Motion and Application") of Gretchen Louise Montano, Personal Representative of the Estate of Emma Lee Boutz, Deceased (the "Estate"), the Court having reviewed said motion and application and being otherwise fully advised in the premises, ORDERS, ADJUDGES AND DECREES:

1. That this case is hereby reopened to consider the Application for Approval of Division and Distribution of Real Property;
2. That the Property described in the Motion and Application be divided as described therein;
3. That the Personal Representative record the Plat described in the Motion and Application, in substantially the form attached thereto, in the office of the County Clerk of Bernalillo County, New Mexico;
4. That the Personal Representative distribute the lots resulting from division of the Property by issuing deeds to each of the heirs of the Estate as described in the Motion and Application.

**BERNALILLO COUNTY STATEMENT OF DECLARATION OF PURPOSE FOR SUBDIVISIONS  
CONTAINING LESS THAN 5 PARCELS (per Bernalillo County Subdivision Ordinance 96-  
23, Article 9.2.1.a.)**

**1. NAME OF SUBDIVISION**

BOUTZ SUBDIVISION

**2. NAME AND ADDRESS OF SUBDIVIDERS**

GRETCHEN MONTANO, JOHN W. BOUTZ AND STEPHANIE BOUTZ  
1001 EL ALHAMBRA CIRCLE NW  
ALBUQUERQUE, NM 87107

**3. CONDITION OF TITLE**

HELD IN FEE SIMPLE

**4. STATEMENT OF ALL RESTRICTIONS OF RECORD THAT SUBJECT THE SUBDIVIDED  
LAND TO ANY CONDITIONS AFFECTING ITS USE OR OCCUPANCY**

- 12' WIDE ROAD EASEMENT FILED JANUARY 6, 1987 IN BOOK B22, PAGE 17
- 8' WIDE PRIVATE DRAINAGE EASEMENT FILED JANUARY 6, 1987 IN BOOK B22, PAGE 17

**5. DESCRIPTION OF UTILITIES BEING PROVIDED BY THE DEVELOPER**

Public Service Company of New Mexico will provide electricity to the site.

New Mexico Gas Company will provide gas service to the site.

QWEST Corporation d/b/a CenturyLink QC will provide telephone service to the site.

**6. WATER AVAILABILITY**

Water service will be provided via the Albuquerque Bernalillo County Water Utility Authority water system. Utility extensions to be completed prior to issuance of building permits for any residence on any lot.

**7. LIQUID WASTE DISPOSAL METHOD**

Liquid Waste Disposal will be provided via the Albuquerque Bernalillo County Water Utility Authority sewer system. Utility extensions to be completed prior to issuance of building permits for any residence on any lot.

**8. SOLID WASTE DISPOSAL METHOD**

Bernalillo County Solid Waste Collection will provide solid waste disposal.

**9. PUBLIC WORKS**

A grading and drainage plan prepared by an engineer registered with the State of New Mexico

Attachment: Application\_Final (2625 : Srp-20120085)



and approved by Bernalillo County Public Works will be required with future development.

No mass site grading, clearing or grubbing is allowed without an approved grading and drainage plan.

Roadway construction to be completed prior to issuance of building permits for any residence on any lot.

# 10. STORM WATER RUNOFF

These lots must accept storm water runoff from adjacent properties and roadways as it currently exists.

# 11. THE PROPERTY IS SUBJECT TO PAYMENT OF IMPACT FEES AT TIME OF CONSTRUCTION BASED ON THE BERNALILLO COUNTY CODE CHAPTER 46 IMPACT FEES.


Property Owner: Gretchen Montano 1-24-13  
Gretchen Montano Date

## ACKNOWLEDGEMENT

State of New Mexico ) ss  
County of Bernalillo )

Gretchen Montano, SUBSCRIBED and SWORN to before me on 1.24.13,  
2013, by Gretchen Montano

Notary Public: Donna J. Bohannon

My Commission expires 3.27.16  
 OFFICIAL SEAL  
DONNA J. BOHANNAN  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: \_\_\_\_\_

Property Owner: John W. Boutz 1/23/13  
John W. Boutz Date

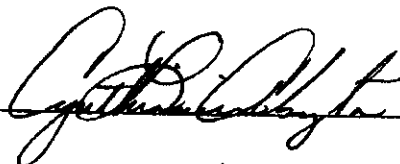
## ACKNOWLEDGEMENT

State of New Mexico ) ss  
County of Bernalillo )

\_\_\_\_\_, SUBSCRIBED and SWORN to before me on January 23, 2013,  
2013, by John W. Boutz

Attachment: Application\_Final (2625 : Srp-20120085)

Notary Public:


OFFICIAL SEAL  
CYNTHIA LOUISE ABEYTA  
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 11-30-2016

My Commission expires:

November 30, 2016

Property Owner:

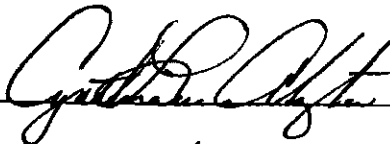
  
Stephanie Boutz1-24-2013  
DateACKNOWLEDGEMENTState of New Mexico ) ss  
County of Bernalillo )

\_\_\_\_\_, SUBSCRIBED and SWORN to before me on

January 24, 2013

2013, by Stephanie Boutz

Notary Public:

OFFICIAL SEAL  
CYNTHIA LOUISE ABEYTA  
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 11-30-2016

My Commission expires:

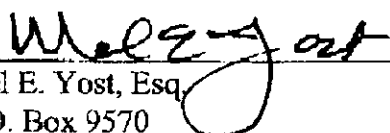
November 30, 2016

\*\*\*\*\*

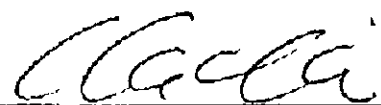
THERESA BACA  
DISTRICT COURT JUDGE

SUBMITTED:

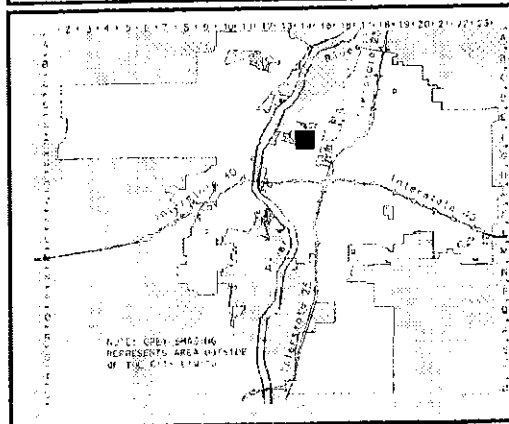
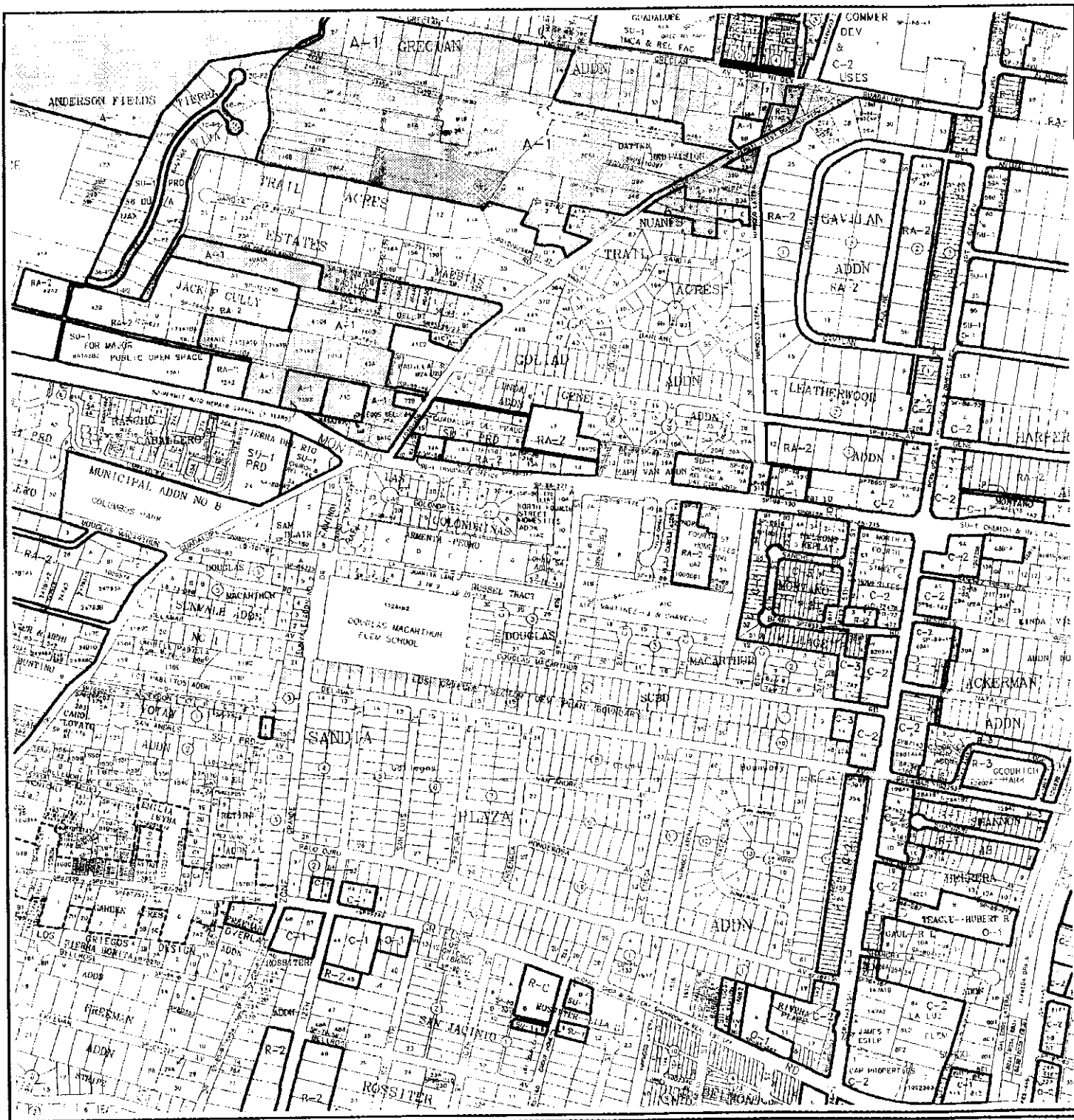
SCHUEER, YOST & PATTERSON, P.C.

  
Mel E. Yost, Esq.  
P.O. Box 9570  
Santa Fe, New Mexico 87504-9570  
(505) 982-9911

CHARLES P. PRICE III

  
Charles P. Price III  
P.O. Box 7606  
Albuquerque, New Mexico 87194  
(505) 999-1084

*Attorneys for Gretchen Louise Montano as  
Personal Representative of the  
Estate of Emma Lee Boutz, Deceased*



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
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Zone Atlas Page

**F-14-Z**

Map Amended through July 31, 2003



**Marco Cisneros**

---

**From:** Larry Medrano <larry@presurv.com>  
**Sent:** Friday, January 25, 2013 9:18 AM  
**To:** aapache@abcwua.org  
**Cc:** marco@presurv.com  
**Subject:** 101106  
**Attachments:** 101106 Request for Water-Sewer Availability.pdf

Good Morning Mr. Apache,

Allen Porter had forwarded this request for me because I did not have your e-mail address. We want to submit to CDRA this Monday. Have you had a chance to update this request?

Thank you,  
**Larry W. Medrano**  
NMPS CFedS  
President



Physical  
5571 Midway Park Place, NE  
Albuquerque, NM 87109

Mailing  
PO Box 90636  
Albuquerque, NM 87199

505-856-5700 phone  
505-856-7900 fax  
866-442-8011 toll free

Attachment: Application\_Final (2625 : Srp-20120085)

## ACCESS EASEMENT

Grant of Permanent Easement, between **John and Glenda Mathes**, husband and wife (together, "**Grantor**"), whose address is 801 Sandia Road NW, Albuquerque, New Mexico 87107, and the undersigned, in their capacities as (i) the duly appointed trustees of the Paul L. Boutz Tax Credit Trust under the Will of Paul L. Boutz, deceased, dated November 11, 1982, and (ii) the Personal Representative of the Estate of Emma Lee Boutz, Deceased (collectively, "**Grantee**"), whose address is c/o Gretchen Louise Montaño, 1708 Luthy Dr. NE, Albuquerque, New Mexico 87112.

1. **Grant of Easement.** Grantor grants to Grantee an exclusive, permanent easement (the "**Easement**") in, over, upon and across the easterly ten feet (10') of Grantor's real property described on **Exhibit A** attached hereto ("**Grantor's Property**") for the construction, maintenance, repair, and operation of private road for vehicular access from Sandia Road to Grantee's real property described on **Exhibit B** attached hereto "**Grantee's Property.**" The Easement parcel is shown on **Exhibit C**, designated as "10' wide private access easement for the benefit of Tract 4 Lands of Heirs of Aurelia Gutierrez granted by this document." Grantee may elect to grade, gravel, pave or otherwise improve the Easement, at Grantee's sole cost. Grantee may also elect (i) to place one or more gates or other security improvements on the Easement, and/or (ii) to place fencing along the boundary between the Easement and the remainder of Grantor's Property.
2. **Grantor's Covenant; No Obstructions.** Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Easement and that Grantor will forever warrant and defend the title to the Easement against all claims from all persons or entities. Grantor will not place any fence, wall, barricade, or other obstruction of any kind on the Easement that would obstruct the flow of traffic over the Easement.
3. **Grantor's Reserved Rights.** Grantor reserves the right to install private electric transmission lines within the Easement, for the benefit of future development upon Grantor's property, provided that Grantee's right to use the Easement for the purpose granted hereby is not interfered with. Grantor shall, at its own expense, take whatever protective measures are required by Grantee to safeguard Grantee's improvements.
4. **Maintenance; Insurance; Indemnity.** Grantee will maintain the Easement in good condition, and Grantee will maintain liability insurance in a reasonable amount, insuring Grantee and its agents and invitees against damages arising from use of the Easement. Grantee will indemnify, defend and hold harmless Grantor from and against any damages, liabilities and or claims that may arise from the use of the Easement by Grantee, its agents or invitees.
5. **Miscellaneous.** The grant and other provisions of this Easement constitute

Doc# 2012137263

12/27/2012 02:03 PM Page: 1 of 10  
EASE R \$25.00 M. Toulouse Oliver, Bernalillo County





Attachment: Application\_Final (2625 : Srp-20120085)

covenants running with Grantor's Property for the benefit of Grantee's Property and Grantee and its successors and assigns until terminated. The Easement shall be in perpetuity.

Dated: December \_\_, 2012

**GRANTOR:**

  
John Mathes

  
Glenda Mathes

STATE OF NEW MEXICO

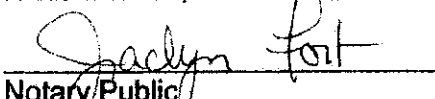
)

)ss.

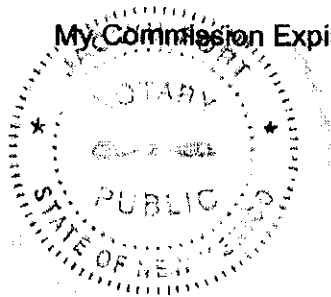
COUNTY OF BERNALILLO

)

The foregoing instrument was acknowledged before me on the 22nd day of December, 2012, by John Mathes and Glenda Mathes, husband and wife

  
Notary Public

My Commission Expires: 01/04/12



Attachment: Application\_Final (2625 : Srp-20120085)



## GRANTEE:

Gretchen Louise Montano  
 Gretchen Louise Montaño,  
 personal representative of  
 the Estate of Emma Lee Boutz

Gretchen Louise Montano  
 Gretchen Louise Montaño,  
 trustee of the Paul L. Boutz  
 Tax Credit Trust under the Will of  
 Paul L. Boutz, deceased,  
 dated November 11, 1982

STATE OF NEW MEXICO     )  
   )  
 COUNTY OF BERNALILLO    )     ss.

The foregoing instrument was duly acknowledged before me this 26 day of December, 2012, by Gretchen Louise Montaño.

JL BL  
 Notary Public

My Commission Expires:

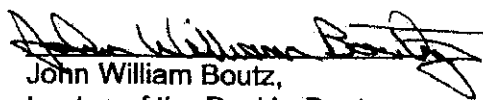
06/23/2014



OFFICIAL SEAL  
 JOSHUA BINOWSKI  
 NOTARY PUBLIC State of New Mexico  
 My Commission Expires 06/23/2014

Attachment: Application\_Final (2625 : Srp-20120085)

**GRANTEE:**

  
 John William Boutz,  
 trustee of the Paul L. Boutz  
 Tax Credit Trust under the Will of  
 Paul L. Boutz, deceased,  
 dated November 11, 1982

STATE OF NEW MEXICO       )  
   )  
 COUNTY OF BERNALILLO    )       SS.

The foregoing instrument was duly acknowledged before me this 26<sup>th</sup> day of December, 2012, by John William Boutz.

  
 \_\_\_\_\_  
 Notary Public

My Commission Expires:

4/15/2014



OFFICIAL SEAL  
 ADAM CHAVEZ

NOTARY PUBLIC State of New Mexico

My Commission Expires 4/15/2014

Attachment: Application\_Final (2625 : Srp-20120085)

## GRANTEE:

Stephanie Boutz  
 Stephanie Boutz  
 f/k/a Stephanie Rae Donaldson,  
 trustee of the Paul L. Boutz  
 Tax Credit Trust under the Will of  
 Paul L. Boutz, deceased,  
 dated November 11, 1982

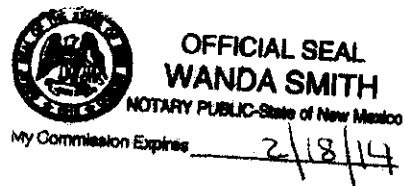
STATE OF NEW MEXICO        )  
   )  
 COUNTY OF BERNALILLO     )       ss.

The foregoing instrument was duly acknowledged before me this 26<sup>th</sup> day of December, 2012, by Stephanie Boutz.

Wanda Smith  
 Notary Public

My Commission Expires:

2/18/14



Attachment: Application\_Final (2625 : Srp-20120085)



**EXHIBIT A**

Lot 13-A, Trail Acres Estates, as the same is shown and designated on the Plat thereof recorded April 29, 1963 in Book C-5, Page 159, records of Bernalillo County, New Mexico.

**EXHIBIT B**

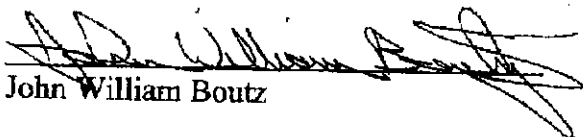
Tract 4, Lands of Heirs of Aurelia Gutierrez, as the same is shown and designated on the Plat thereof recorded January 6, 1987 in Book B22, Page 17, records of Bernalillo County, New Mexico.

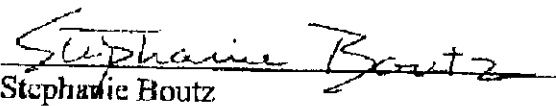
**EXHIBIT C**

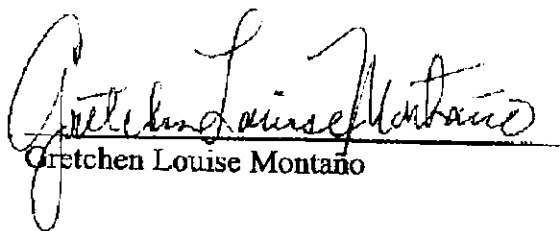
[See Attached Sheets 1 and 2]



Approved:

  
John William Boutz

  
Stephanie Boutz

  
Gretchen Louise Montano

### Legal Description Private Access Easement

A PRIVATE ACCESS EASEMENT LYING, SITUATE AND COMPRISING A PORTION OF LOT 13-A, TRAIL ACRES ESTATES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 29, 1963, IN MAP BOOK C5, PAGE 159, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED EASEMENT MARKED BY A SET NO.4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "9\_D15" BEARS N 25°59'09" E, A DISTANCE OF 8,784.86 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 20°47'56" E A DISTANCE OF 101.27 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT MARKED BY A FOUND REBAR WITH PLASTIC CAP "PS 3221";

THENCE S 10°13'29" E A DISTANCE OF 92.89 FEET TO THE SOUTHEAST CORNER OF DESCRIBED EASEMENT LYING ON THE NORTH RIGHT OF WAY LINE OF SANDIA ROAD, N.W. MARKED BY A FOUND NO. 4 REBAR;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 29.65 FEET, A RADIUS OF 77.54 FEET, A DELTA ANGLE OF 21°54'32", A CHORD BEARING OF N 57°06'03" W, AND A CHORD LENGTH OF 29.47 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING AN ARC LENGTH OF 09.21 FEET, A RADIUS OF 77.54 FEET, A DELTA ANGLE OF 06°48'32", A CHORD BEARING OF N 63°26'14" W, AND A CHORD LENGTH OF 09.21 FEET TO THE SOUTHWEST CORNER OF DESCRIBED EASEMENT;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, THROUGH A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 23.96 FEET, A RADIUS OF 10.00 FEET, A DELTA ANGLE OF 137°16'10", A CHORD BEARING OF N 58°24'36" W, AND A CHORD LENGTH OF 18.63 FEET TO A POINT OF TANGENCY;

THENCE N 10°13'29" W, A DISTANCE OF 57.64 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT;

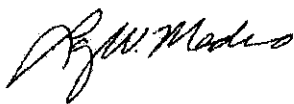
THENCE N 20°46'05" W, A DISTANCE OF 93.43 FEET TO A POINT OF CURVATURE OF DESCRIBED EASEMENT;

THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 24.85 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 57°10'44", A CHORD BEARING OF N 49°21'27" W, AND A CHORD LENGTH OF 23.93 FEET TO THE NORTHWEST CORNER OF DESCRIBED EASEMENT;

THENCE S 77°56'49" E, A DISTANCE OF 25.52 FEET TO THE POINT OF BEGINNING.

### Surveyor's Certificate

I, LARRY W. MEDRANO LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, EXHIBIT AND EASEMENT SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.



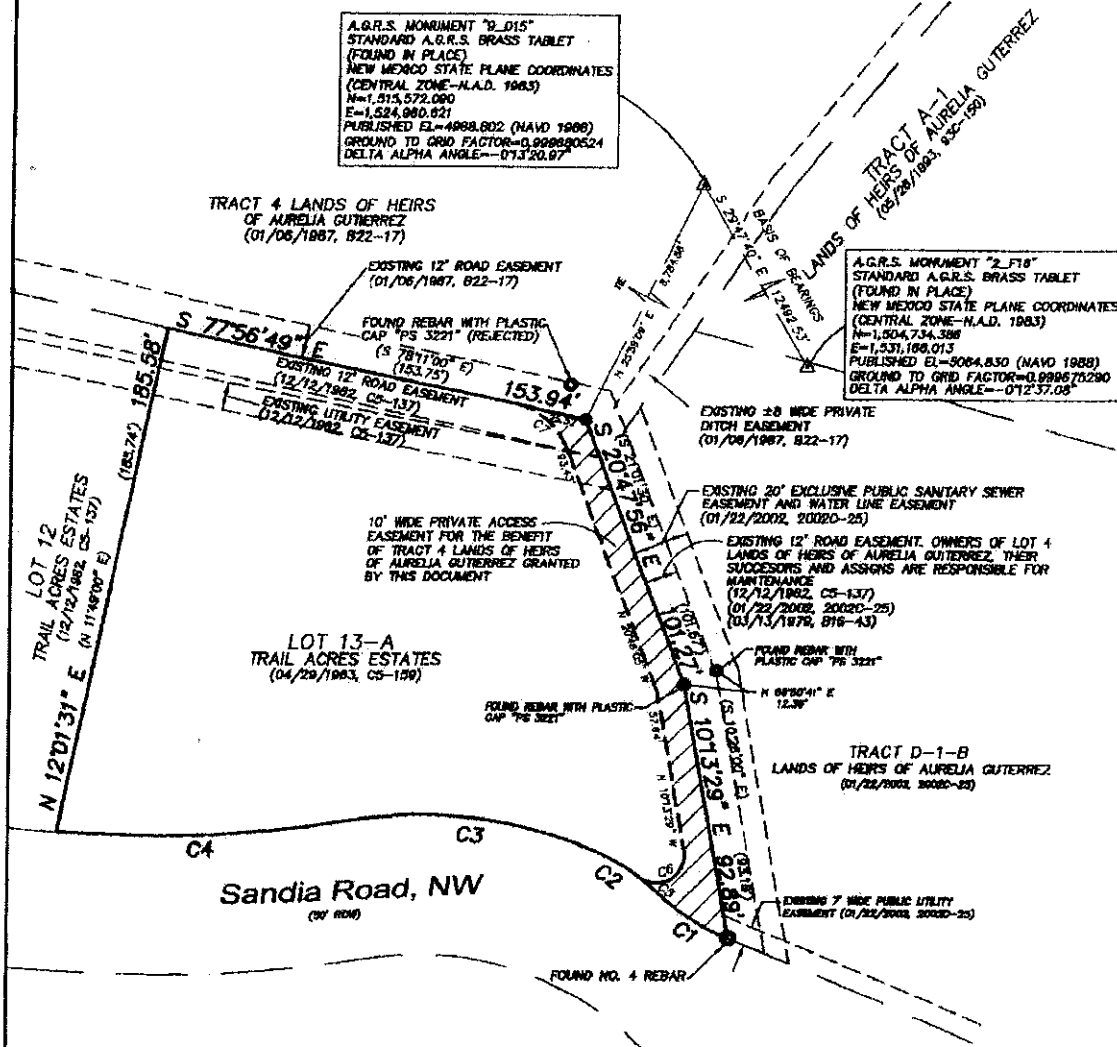
Digitally signed by Larry Medrano  
DN: C=US, E=larry@presurv.com, O=Precision  
Surveys, Inc., CN=Larry Medrano  
Location: Albuquerque, NM  
Reason: I attest to the accuracy and integrity of this  
document  
Date: 2012.12.18 11:45:45-07'00'

LARRY W. MEDRANO  
N.M.P.S. NO. 11993

DATE



## EXHIBIT "C-1"



Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.84'	28.65'	15.07'	21°34'32"	N 57°08'03" W	28.47'
	(R=77.84') (L=28.65')					
C2	77.84'	28.65'	15.07'	21°34'32"	N 57°08'03" W	28.47'
	(R=77.84') (L=28.65')					
C3	186.47'	91.82'	46.95'	31°28'06"	N 83°48'18" W	90.37'
	(R=186.47') (L=91.82')					
C4	436.09'	102.69'	51.58'	13°29'30"	N 87°10'34" E	102.48'
	(R=436.09') (L=102.69')					
C5	77.84'	9.21'	4.81'	6°48'32"	N 83°28'14" W	9.21'
	(R=77.84') (L=9.21')					
C6	10.00'	23.88'	25.59'	137°18'10"	N 58°24'36" E	18.63'
	(R=10.00') (L=23.88')					
C7	25.00'	24.95'	13.62'	57°10'44"	N 49°21'27" W	23.93'
	(R=25.00') (L=24.95')					

## Surveyor's Certificate

I, LARRY M. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT (UN-CLASSIFIED SURVEYING SURVEY) WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Larry M. Medrano*

Digitally signed by Larry Medrano  
DN: cn=Larry Medrano, o=Precision  
Surveys, Inc., c=New Mexico  
Location: Albuquerque, NM  
Reason: I affirm the accuracy and integrity of this  
document.  
Date: 2012.12.18 11:46:35-0700

LARRY M. MEDRANO  
N.M.P.S. No. 11993

DATE



0' 50' 100' 150'



SCALE: 1"=50'

**PRECISION**  
SURVEYS, INC.

OFFICE Location:  
2871 Highway Park Plaza, NE  
Albuquerque, NM 87110  
Main Office:  
P.O. Box 90036  
Albuquerque, NM 87109

SALES/ADMIN: TRILLI WHEAT  
Toll-Free: 800-555-7700  
Fax: 505-884-7900

Sheet 2 of 2

101106EX2

## PERMANENT EASEMENT

Grant of Permanent Easement, by the undersigned, in their capacities as (i) the duly appointed trustees of the Paul L. Boutz Tax Credit Trust under the Will of Paul L. Boutz, deceased, dated November 11, 1982, and (ii) the Personal Representative of the Estate of Emma Lee Boutz, Deceased (collectively "**Grantor**"), whose address is c/o Gretchen Louise Montano, 1708 Luthy Dr. NE, Albuquerque, New Mexico 87112, to the **Albuquerque Bernalillo County Water Utility Authority**, a New Mexico political subdivision ("**Water Authority**"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the Water Authority an exclusive, permanent easement ("**Easement**") in, over, upon and across the real property described on **Exhibit "A"** attached hereto ("**Property**") for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer lines and facilities (collectively "**Public Water and Sewer Lines**"), together with the right to remove trees, shrubs, undergrowth and any other obstacles upon the Property if the Water Authority determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs or places any improvements or encroachments (collectively "**Improvements**") within or upon the Property, the Water Authority has the right to enter upon the Property at any time to inspect, install, maintain, repair, modify, replace or remove (collectively "**Work**") the Public Water and Sewer Lines as the Water Authority deems necessary or appropriate. If the Work affects any Improvements, the Water Authority shall not be financially liable or otherwise responsible for replacing, rebuilding or repairing the Improvements. If, in the opinion of the Water Authority, the Work could endanger the structural integrity or otherwise damage the Improvements, the Grantor shall, at his own expense, take whatever protective measures the Grantor deems necessary or appropriate to safeguard the Improvements.

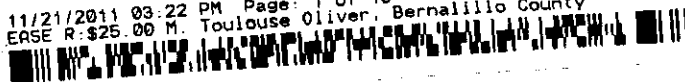
Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any interest therein, and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the Water Authority and its successors and assigns until terminated.

*[signature pages follow]*

Doc# 2011106268

11/21/2011 03:22 PM Page: 1 of 10  
 ERSE R:\$25.00 M. Toulouse Oliver, Bernalillo County



Attachment: Application\_Final (2625 : Srp-20120085)



**Legal Description**  
**25' Public Sanitary Sewer Line and Water Line Easement**  
**Lot 1**

AN EASEMENT LYING AND SITUATE WITHIN ELENA GALLEGOS GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING A PORTION OF TRACT NUMBERED 4, LANDS OF HEIRS OF AURELIA GUTIERREZ, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 06, 1987, IN MAP BOOK B22, FOLIO 17, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED EASEMENT MARKED BY A SET NO.4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" ALSO BEING THE NORTHWEST CORNER OF PROPOSED TRACT 4-A FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "9\_D15" BEARS N 30°13'04" E, A DISTANCE OF 8,760.99 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 77°19'39" E, A DISTANCE OF 25.02 FEET TO THE NORTHEAST CORNER OF DESCRIBED EASEMENT;

THENCE S 10°17'34" W, A DISTANCE OF 100.03 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT;

THENCE S 12°03'11" W, A DISTANCE OF 76.76 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT;

THENCE S 77°56'49" E, A DISTANCE OF 199.73 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT;

THENCE S 12°03'11" W, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF DESCRIBED EASEMENT ALSO BEING THE SOUTHEAST CORNER OF PROPOSED TRACT 4-A;

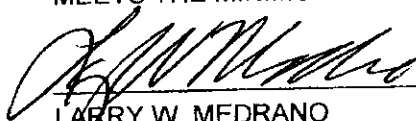
THENCE N 77°56'49" W, A DISTANCE OF 224.73 FEET TO THE SOUTHWEST CORNER OF DESCRIBED EASEMENT ALSO BEING THE SOUTHWEST CORNER OF PROPOSED TRACT 4-A;

THENCE N 12°03'11" E, A DISTANCE OF 101.38 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT;

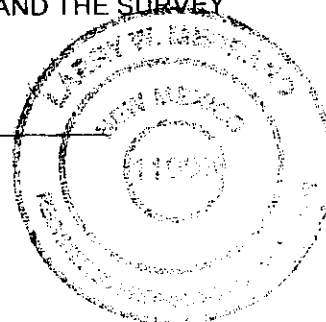
THENCE N 10°17'34" E, A DISTANCE OF 100.68 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2305 ACRES (10,041 SQUARE FEET), MORE OR LESS, ALL AS SHOWN ON THE ATTACHED EXHIBIT "A-1".

**Surveyor's Certificate**

I, LARRY W. MEDRANO LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, EXHIBIT AND EASEMENT SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

  
 LARRY W. MEDRANO  
 N.M.P.S. NO. 11993

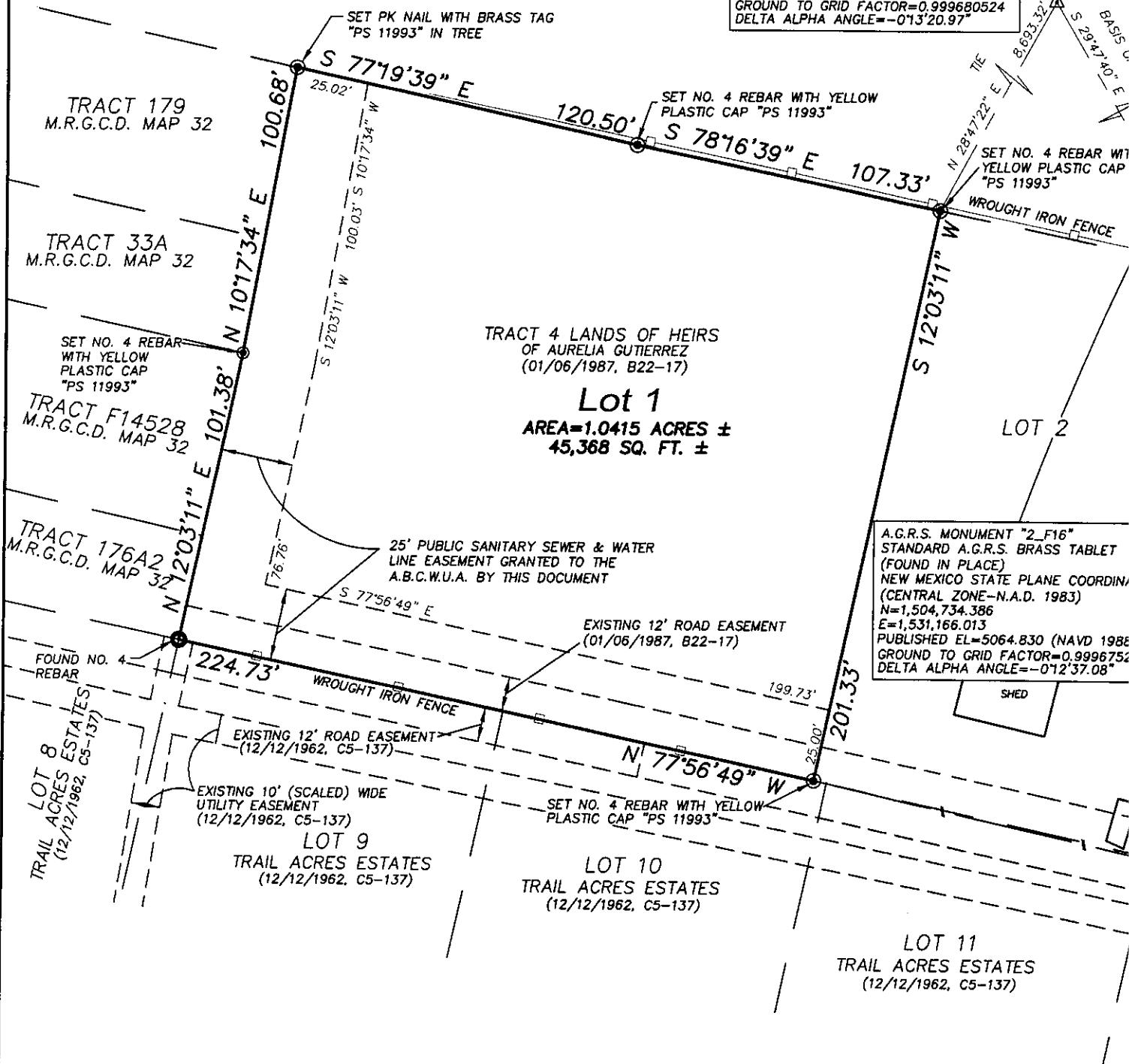
11/11/11  
 DATE



## EXHIBIT "A-1"

TRACT A  
REPLAT OF TRACTS 32-B, B-2, 23, 19-A  
M.R.G.C.D. MAP 32 AND LOTS 9 AND 32  
OF THE GRECIAN ADDITION  
(10/16/1984, C25-102)

A.G.R.S. MONUMENT "9\_D15"  
STANDARD A.G.R.S. BRASS TABLET  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,515,572.090  
E=1,524,960.621  
PUBLISHED EL=4988.802 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999680524  
DELTA ALPHA ANGLE=-0°13'20.97"



Attachment: Application\_Final (2625 : Srp-20120085)

## Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT (UN-CLASSIFIED SURVEYING SURVEY) WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY W. MEDRANO  
N.M.P.S. No. 11993

DATE



0' 50' 100' 150'



SCALE: 1"=50'

**PRECISION**  
SURVEYS, INC.

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

**Legal Description**  
**25' Public Sanitary Sewer Line and Water Line Easement**  
**Lot 2**

AN EASEMENT LYING AND SITUATE WITHIN ELENA GALLEGOS GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING A PORTION OF TRACT NUMBERED 4, LANDS OF HEIRS OF AURELIA GUTIERREZ, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 06, 1987, IN MAP BOOK B22, FOLIO 17, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED EASEMENT FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "9\_D15" BEARS N 28°27'40" E, A DISTANCE OF 8,862.32 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 77°56'49" E, A DISTANCE OF 224.63 FEET TO THE NORTHEAST CORNER OF DESCRIBED EASEMENT;

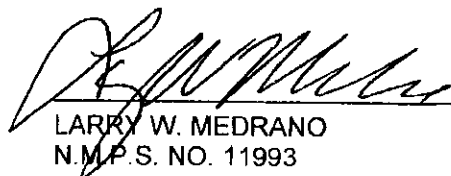
THENCE S 12°03'11" W, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF DESCRIBED CORNER OF DESCRIBED EASEMENT ALSO BEING THE SOUTHEAST CORNER OF PROPOSED TRACT 4-B;

THENCE N 77°56'49" W, A DISTANCE OF 224.63 FEET TO THE SOUTHWEST CORNER OF DESCRIBED EASEMENT ALSO BEING THE SOUTHWEST CORNER OF PROPOSED TRACT 4-B;

THENCE N 12°03'11" E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1289 ACRES (5616 SQUARE FEET), MORE OR LESS, ALL AS SHOWN ON THE ATTACHED EXHIBIT "B-1".

**Surveyor's Certificate**

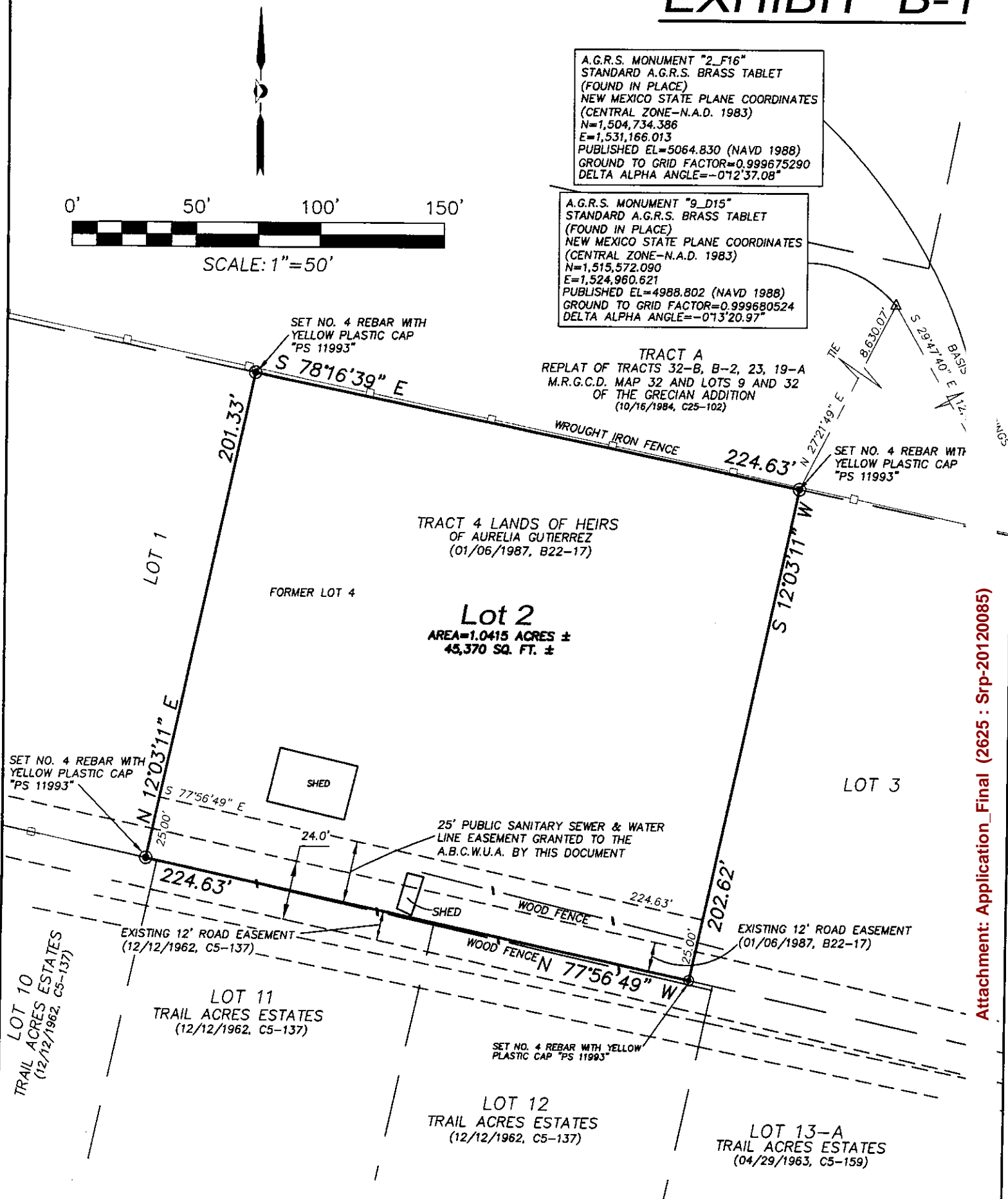
I, LARRY W. MEDRANO LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, EXHIBIT AND EASEMENT SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

  
 LARRY W. MEDRANO  
 N.M.P.S. NO. 11993

  
 DATE



## EXHIBIT "B-1"



Attachment: Application\_Final (2625 : Srp-20120085)

## Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT (UN-CLASSIFIED SURVEYING SURVEY) WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY W. MEDRANO  
N.M.P.S. No. 11993

DATE



**PRECISION**  
SURVEYS, INC.

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX



**Legal Description**  
**25' Public Sanitary Sewer Line and Water Line Easement**  
**Lot 3**

AN EASEMENT LYING AND SITUATE WITHIN ELENA GALLEGOS GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING A PORTION OF TRACT NUMBERED 4, LANDS OF HEIRS OF AURELIA GUTIERREZ, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 06, 1987, IN MAP BOOK B22, FOLIO 17, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED EASEMENT FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "9\_D15" BEARS N 27°03'30" E, A DISTANCE OF 8,801.51 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 77°56'49" E, A DISTANCE OF 177.15 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT;

THENCE S 20°47'19" E, A DISTANCE OF 12.82 FEET TO THE NORTHEAST CORNER OF DESCRIBED EASEMENT;

THENCE S 33°55'27" W, A DISTANCE OF 30.63 FEET TO THE SOUTHEAST CORNER OF DESCRIBED EASEMENT ALSO BEING THE SOUTHEAST CORNER OF PROPOSED TRACT 4-C;

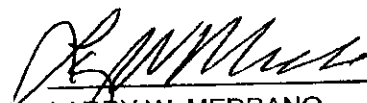
THENCE N 20°47'19" W, A DISTANCE OF 16.90 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT;

THENCE N 77°56'49" W, A DISTANCE OF 163.53 FEET TO THE SOUTHWEST CORNER OF DESCRIBED EASEMENT ALSO BEING THE SOUTHWEST CORNER OF PROPOSED TRACT 4-C;

THENCE N 12°03'11" E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1063 ACRES (4630 SQUARE FEET), MORE OR LESS, ALL AS SHOWN ON THE ATTACHED EXHIBIT "C-1".

**Surveyor's Certificate**

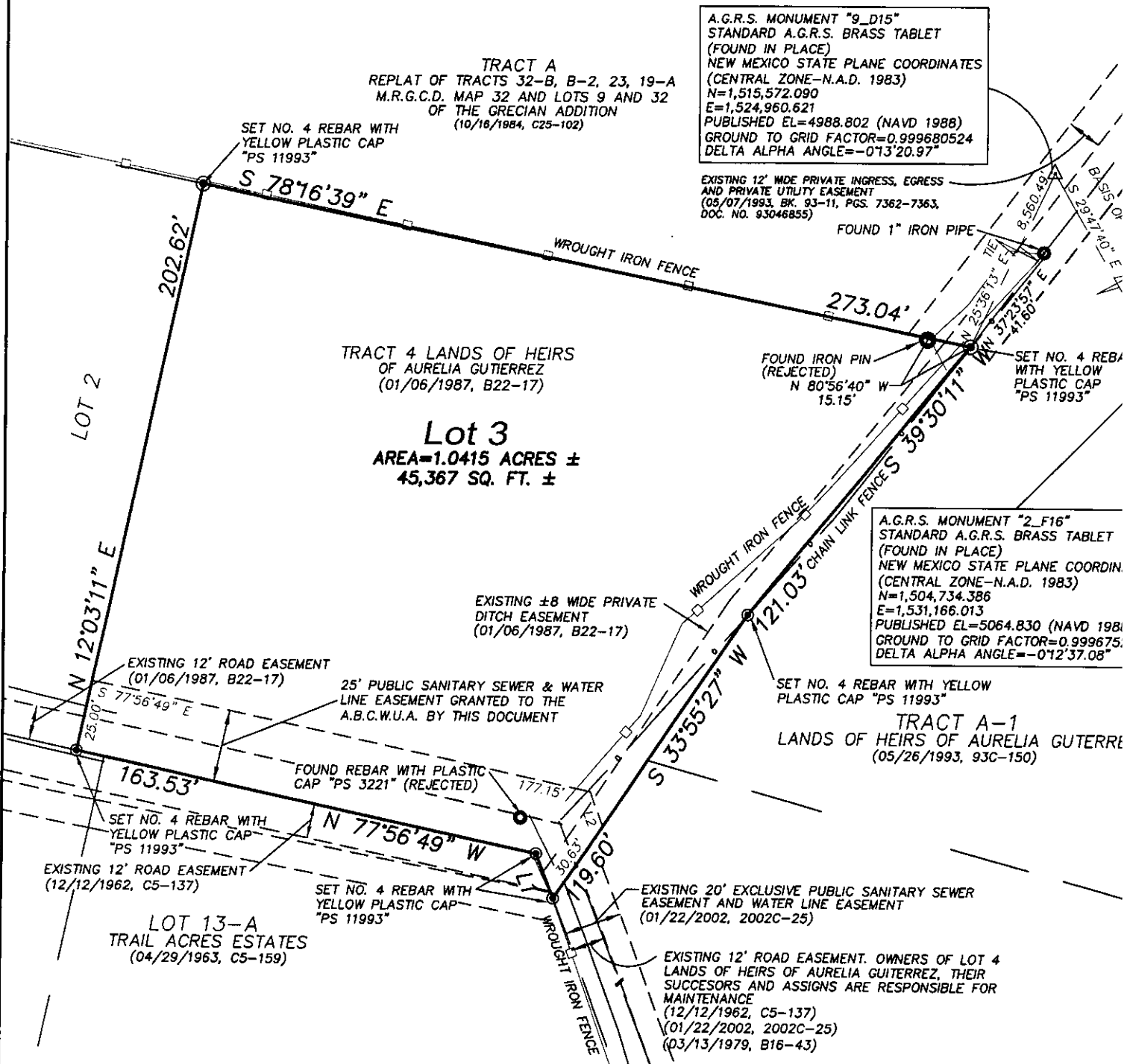
I, LARRY W. MEDRANO LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, EXHIBIT AND EASEMENT SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

  
 LARRY W. MEDRANO  
 N.M.P.S. NO. 11993

  
 DATE



# EXHIBIT "C-1"



## Line Table

LINE	BEARING	DISTANCE
L1	N 20°47'19" W	16.90'
L2	N 20°47'19" W	12.82'

## Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT (UN-CLASSIFIED SURVEYING SURVEY) WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY W. MEDRANO  
N.M.P.S. No. 11993

DATE



0' 50' 100' 150'



SCALE: 1"=50'

**PRECISION SURVEYS, INC.**

OFFICE LOCATION:  
5571 Midway Park Plaza, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

Gretchen Louise Montano

Gretchen Louise Montano,  
personal representative of  
the Estate of Emma Lee Boutz

Gretchen Louise Montano

Gretchen Louise Montano,  
trustee of the Paul L. Boutz  
Tax Credit Trust under the Will of  
Paul L. Boutz, deceased,  
dated November 11, 1982

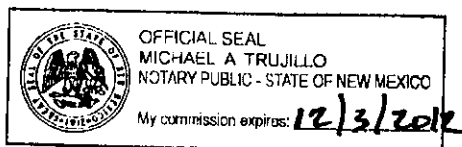
STATE OF NEW MEXICO       )  
  )  
COUNTY OF BERNALILLO    )       ss.

The foregoing instrument was duly acknowledged before me this 14th day of November, 2011, by Gretchen Louise Montano.

Michael A Trujillo  
Notary Public

My Commission Expires:

December 3, 2012



Attachment: Application\_Final (2625 : Srp-20120085)

John William Boutz  
 John William Boutz,  
 trustee of the Paul L. Boutz  
 Tax Credit Trust under the Will of  
 Paul L. Boutz, deceased,  
 dated November 11, 1982

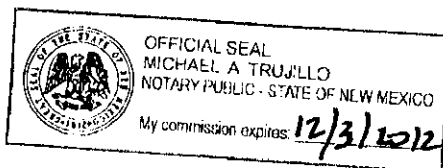
STATE OF NEW MEXICO        )  
   )  
 COUNTY OF BERNALILLO     )       ss.

The foregoing instrument was duly acknowledged before me this 14th day of November, 2011, by John William Boutz.

Michael A Trujillo  
 Notary Public

My Commission Expires:

December 3, 2012



Attachment: Application\_Final (2625 : Srp-20120085)



Stephanie Boutz

Stephanie Boutz  
f/k/a Stephanie Rae Donaldson,  
trustee of the Paul L. Boutz  
Tax Credit Trust under the Will of  
Paul L. Boutz, deceased,  
dated November 11, 1982

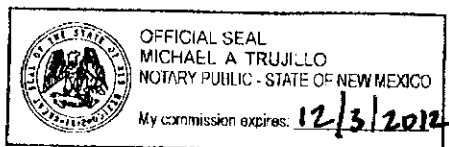
STATE OF NEW MEXICO       )  
  )  
COUNTY OF BERNALILLO    )       ss.

The foregoing instrument was duly acknowledged before me this 14th day of November, 2011, by Stephanie Boutz.

Michael A. Trujillo  
Notary Public

My Commission Expires:

12/3/2012

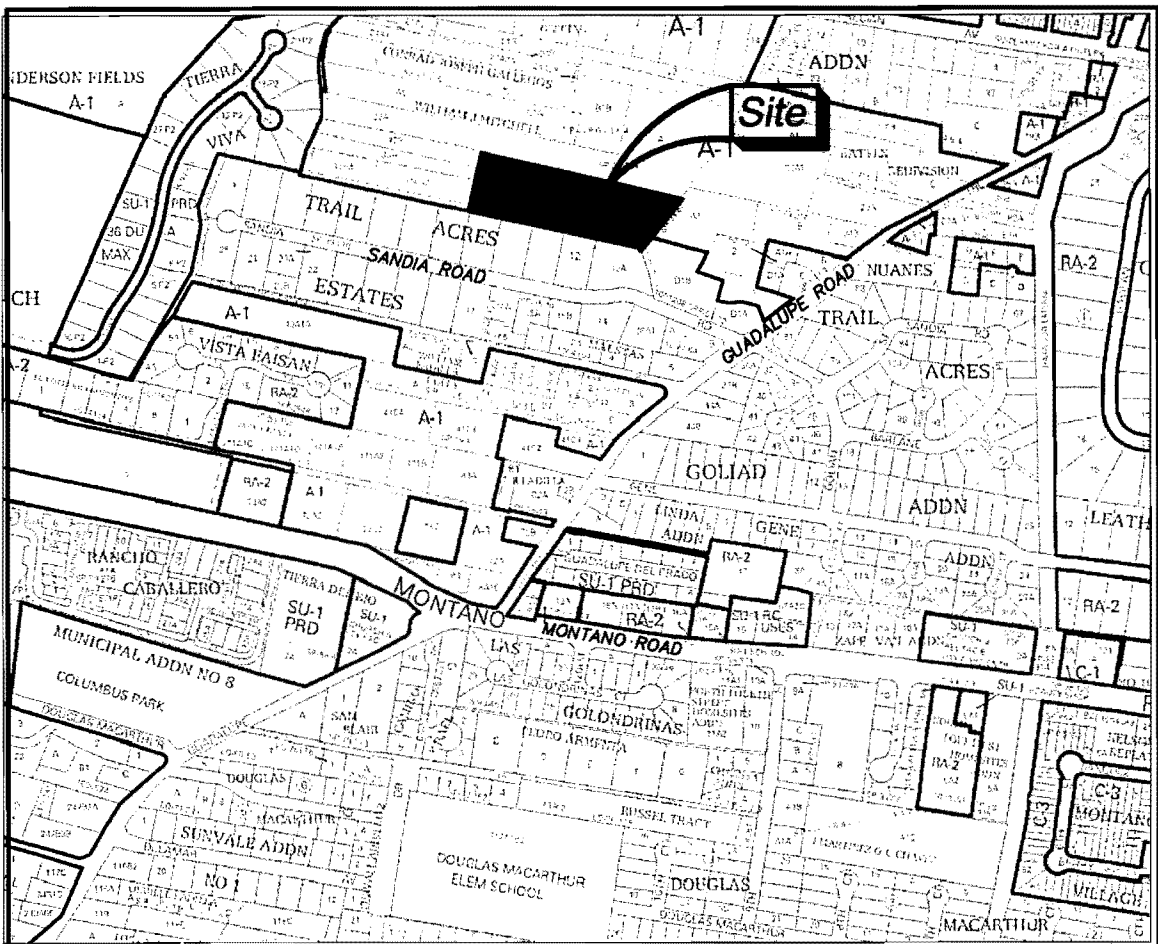


Acknowledged:

Albuquerque Bernalillo County  
Water Utility Authority

By: \_\_\_\_\_  
Engineer

Attachment: Application\_Final (2625 : Srp-20120085)



Location Map

Zone Atlas Map No. F-14-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.1245 ACRES±  
ZONE ATLAS INDEX NO: F-14-Z  
NO. OF TRACTS CREATED: 0  
NO. OF LOTS CREATED: 3  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: OCTOBER 2010

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING 1 TRACT INTO 3 NEW LOTS AS DIRECTED BY THE SECOND JUDICIAL COURT, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, IN THE MATTER OF THE ESTATE OF EMMA LEE BOUTZ, DECEASED, CASE NUMBER D-0202-PB-2010-00176, SECOND JUDICIAL DISTRICT COURT, DATED OCTOBER 24, 2011.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. U.P.C. NO. 1-014-061-210-458-11103

Utility Notes

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
3. CENTURYLINK FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN ELENA GALLEGOS GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACT NUMBERED 4, LANDS OF HEIRS OF AURELIA GUTIERREZ, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 06, 1987, IN MAP BOOK B22, FOLIO 17, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "9\_D15" BEARS N 25°36'13" E, A DISTANCE OF 8560.49 FEET

THENCE FROM SAID POINT OF BEGINNING, S 39°30'11" W, A DISTANCE OF 121.03 FEET TO AN ANGLE POINT MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 33°55'27" W, A DISTANCE OF 119.60 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 20°47'19" W, A DISTANCE OF 16.90 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 77°56'49" W, A DISTANCE OF 612.88 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 4 REBAR;

THENCE N 12°03'11" E, A DISTANCE OF 101.38 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 10°17'34" E, A DISTANCE OF 100.68 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 77°19'39" E, A DISTANCE OF 120.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 78°16'39" E, A DISTANCE OF 605.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.1245 ACRES (136,105 SQUARE FEET), MORE OR LESS, NOW COMPRISING LOTS 1, 2 AND 3 BOUTZ SUBDIVISION.

M.R.G.C.D. Note:

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

Free Consent

SEE SHEET 2 OF 3

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE COUNTY OF BERNALILLO SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

*Larry W. Medrano* 01/07/2013  
LARRY W. MEDRANO  
N.M.S. No. 11993



INDEXING INFORMATION FOR COUNTY CLERK  
OWNER MONTANO/BOUTZ/BOUTZ  
SECTION 32, TOWNSHIP 11 N, RANGE 3 E,  
SUBDIVISION BOUTZ SUBDIVISION

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX



RECORDING STAMP

Plat of  
Lots 1, 2 and 3  
**Boutz Subdivision**  
Bernalillo County, New Mexico  
January 2013

**Free Consent**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

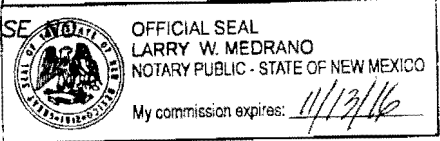
Gretchen Louise Montano 1-7-13  
DATE  
GRETCHEN LOUISE MONTANO  
PERSONAL REPRESENTATIVE OF  
THE ESTATE OF EMMA LEE BOUTZ  
CAUSE NO. D-0202-PB-2010-00176  
SECOND JUDICIAL DISTRICT  
STATE OF NEW MEXICO

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF JANUARY, 2013 BY  
GRETCHEN LOUISE MONTANO, PERSONAL REPRESENTATIVE OF THE ESTATE OF EMMA LEE BOUTZ, CAUSE  
D-0202-PB-2010-00176 SECOND JUDICIAL DISTRICT, STATE OF NEW MEXICO

BY [Signature] MY COMMISSION EXPIRES: 11/13/2016  
NOTARY PUBLIC



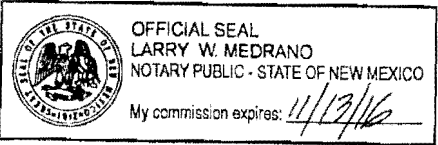
Gretchen Louise Montano 1-7-13  
DATE  
GRETCHEN LOUISE MONTANO  
TRUSTEE OF THE PAUL L. BOUTZ  
TAX CREDIT TRUST UNDER THE WILL OF  
PAUL L. BOUTZ, DECEASED,  
DATED NOVEMBER 11, 1982

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>TH</sup> DAY OF JANUARY, 2013 BY  
GRETCHEN LOUISE MONTANO, TRUSTEE OF THE PAUL L. BOUTZ TAX CREDIT TRUST UNDER THE WILL OF PAUL L.  
BOUTZ, DECEASED, DATED NOVEMBER 11, 1982.

BY [Signature] MY COMMISSION EXPIRES: 11/13/2016  
NOTARY PUBLIC



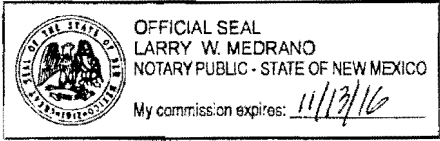
[Signature] 1-7-13  
DATE  
JOHN WILLIAM BOUTZ,  
TRUSTEE OF THE PAUL L. BOUTZ  
TAX CREDIT TRUST UNDER THE WILL OF  
PAUL L. BOUTZ, DECEASED,  
DATED NOVEMBER 11, 1982

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>TH</sup> DAY OF JANUARY, 2013 BY  
JOHN WILLIAM BOUTZ, JOHN WILLIAMS BOUTZ, TAX CREDIT TRUST UNDER THE WILL OF PAUL L. BOUTZ, DECEASED,  
DATED NOVEMBER 11, 1982.

BY [Signature] MY COMMISSION EXPIRES: 11/13/2016  
NOTARY PUBLIC



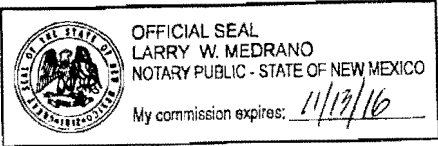
Stephanie Boutz 1-7-2013  
DATE  
STEPHANIE BOUTZ  
f/k/a STEPHANIE RAE DONALDSON  
TRUSTEE OF THE PAUL L. BOUTZ  
TAX CREDIT TRUST UNDER THE WILL OF  
PAUL L. BOUTZ, DECEASED,  
DATED NOVEMBER 11, 1982

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>TH</sup> DAY OF JANUARY, 2013 BY  
STEPHANIE BOUTZ, f/k/a STEPHANIE RAE DONALDSON, TRUSTEE OF THE PAUL L. BOUTZ TAX CREDIT TRUST UNDER  
THE WILL OF PAUL L. BOUTZ, DECEASED, DATED NOVEMBER 11, 1982.

BY [Signature] MY COMMISSION EXPIRES: 11/13/2016  
NOTARY PUBLIC



OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

856.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK  
OWNER MONTANO/BOUTZ/BOUTZ  
SECTION 32, TOWNSHIP 11 N, RANGE 3 E,  
SUBDIVISION BOUTZ SUBDIVISION



# Plat of Lots 1, 2 and 3 Boutz Subdivision

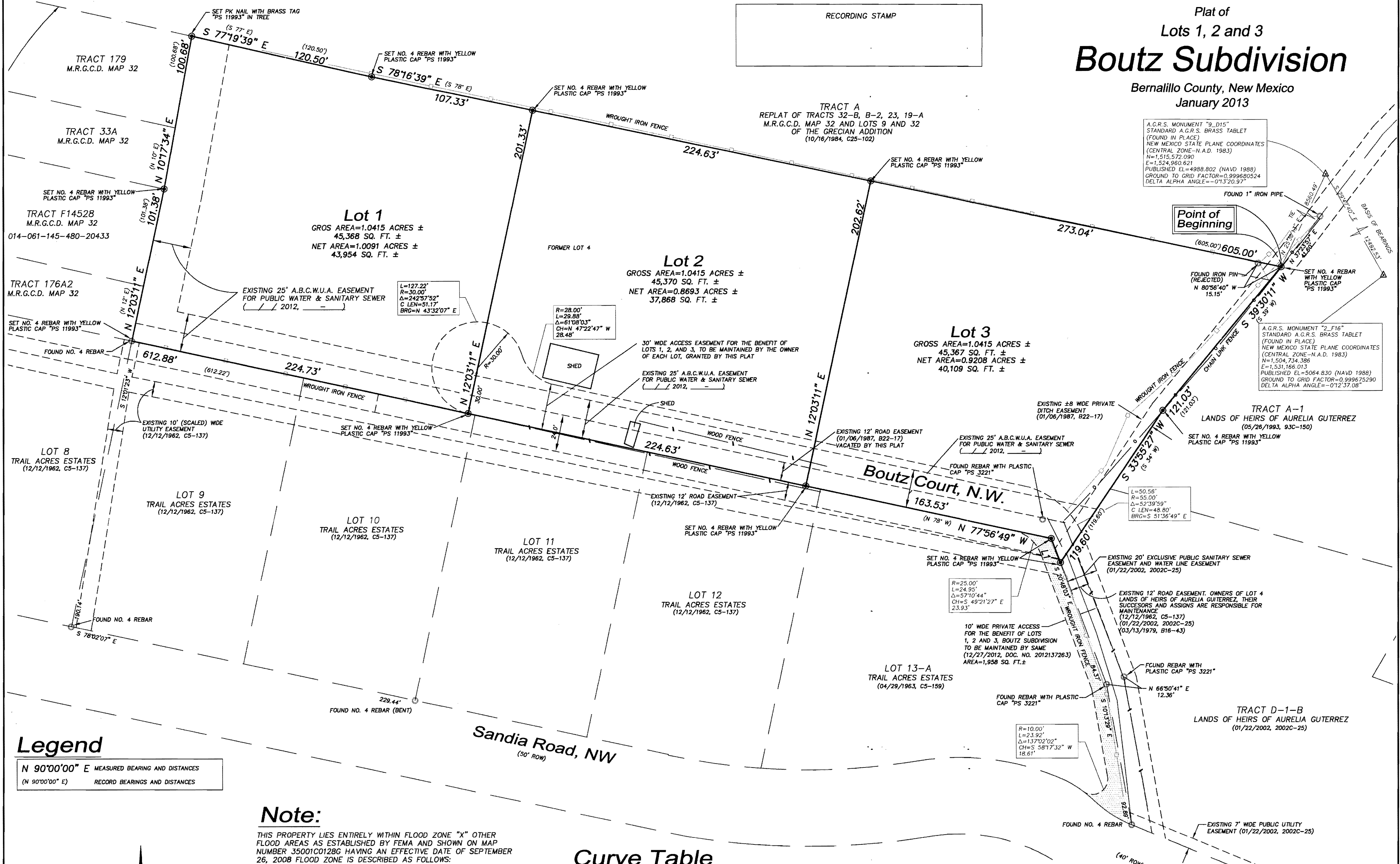
Bernalillo County, New Mexico  
January 2013

RECORDING STAMP

A.G.R.S. MONUMENT "9\_D15"  
STANDARD A.G.R.S. BRASS TABLET  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,515,572.090  
E=1,524,960.621  
PUBLISHED EL=4988.802 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999680524  
DELTA ALPHA ANGLE=-0°13'20.97"

Point of Beginning

A.G.R.S. MONUMENT "2\_F16"  
STANDARD A.G.R.S. BRASS TABLET  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,504,734.386  
E=1,531,166.013  
PUBLISHED EL=5064.830 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999675290  
DELTA ALPHA ANGLE=-0°12'37.08"



## Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES  
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES

## Note:

THIS PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X" OTHER FLOOD AREAS AS ESTABLISHED BY FEMA AND SHOWN ON MAP NUMBER 35001C0128G HAVING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 FLOOD ZONE IS DESCRIBED AS FOLLOWS:

"AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD"

## Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	29.94'	16.35'	57°10'44"	N 49°21'27" W	28.71'
C2	20.00'	31.42'	20.00'	90°00'00"	S 32°56'49" E	28.28'
C3	20.00'	31.42'	20.00'	90°00'00"	N 57°03'11" E	28.28'

## Line Table

LINE	BEARING	DISTANCE
L1	N 20°47'19" W	16.90'
	(N 21° W)	(16.95')
L2	N 12°03'11" E	20.00'
L3	N 12°03'11" E	20.00'
L4	S 77°56'49" E	20.00'
L5	N 20°46'05" W	17.62'

INDEXING INFORMATION FOR COUNTY CLERK  
OWNER MONTANO/BOUTZ/BOUTZ  
SECTION 32, TOWNSHIP 11 N, RANGE 3 E,  
SUBDIVISION BOUTZ SUBDIVISION

**PRECISION**  
SURVEYS, INC.

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

Sheet 3 of 3

101106P



# BERNALILLO COUNTY

Department of Zoning, Building and Planning  
111 Union Square, SE  
Albuquerque, NM 87102  
(505) 314-0350 Fax: (505) 314-0480



## SUMMARY REVIEW

Application Date: 29/OCT/2012

Application Number: SRP 20120085

Hearing Date: 11-8-12

OWNER

OWNER	BOUTZ PAUL L & EMMA LEE BOUTZ		PHONE	293-3289	
MAILING ADDRESS	1001 EL ALHAMBRA CIR NW	CITY/STATE	ALBUQUERQUE, NM	ZIP	87107

AGENT

AGENT	PRECISION SURVEYS INC.		PHONE	856-5700	
MAILING ADDRESS	PO. BOX 90636	CITY/STATE	ALBUQUERQUE, NM	ZIP	87199

SITE INFORMATION

SITE ADDRESS			0 N/A, ALBUQUERQUE, NM		
DIRECTIONS					
LEGAL DESCRIPTION					
TR 4 LANDS OF HEIRS OF AURELIA GUTIERREZ T11N R3E SEC 32 CON T 3.124 AC M/L					
MAP #	F-14	CURRENT ZONE(S)	A-1	PROPERTY SIZE in acre	3.1387740599173553719008264
UPC #	101406121045811103	PROPOSED ZONE(S)		SUBDIVISION NAME	
EXISTING BUILDING & USE					
PROPOSED BUILDING & USE					
PLSRP SUMMARY REVIEW PROCEDURES					

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE: 3	
EXISTING LOTS: 1	
PROPOSED LOTS: 3	
TOTAL ACREAGE: 3.1245 AC	
PLAT TYPE: 10/29/12 SKETCH AP	
COMP PLAN DESIGNATION: EST. URBAN	
DETAILED INFORMATION	
101406121045811103	

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

☐ Owner  
☐ Consultant  
☒ Agent

Signature

Date

Attachment: Application\_Sketch (2625 : Srp-20120085)

## APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY  
Zoning, Building & Planning  
314-0350

## OFFICE USE ONLY

CASE #:

CDRA MEETING DATE:

OWNER Gretchen Montano, John Boutz & Stephanie Boutz PHONE 293-3289  
ADDRESS/CITY/ZIP 1708 Luthy Drive NE, Albuquerque, NM 87112

AGENT Precision Surveys, Inc. PHONE 856-5700  
ADDRESS/CITY/ZIP P.O. Box 90636, Albuquerque, NM. 87199

## LEGAL DESCRIPTION

UPC#	1	0	1	4	0	6	1	2	1	0	4	5	8	1	1	1	0	3	SUBDIVISION NAME <u>Boutz Subdivision</u>
UPC#																			Please list any additional UPC numbers on a separate sheet.

## SECTION I: SUBDIVISION

## TYPE (check one):

- ☐ TYPE 1      ☐ TYPE 4  
☐ TYPE 2      ☐ TYPE 5  
☒ TYPE 3

# EXISTING LOTS 1  
PROPOSED # OF LOTS 3  
TOTAL ACREAGE 3.1245

SPECIAL PROCEDURES  
(check one)

- ☒ REPLAT      ☒ OTHER  
☐ LOT LINE ADJUSTMENT Subd. by Court Order

YEAR LAST DIVIDED:

- ☒ > 7 YEARS      ☐ < 7 YEARS

## SECTION II: REVIEW

## PROCEDURES (CHECK ONE):

- ☐ RESUBMITTAL  
MINOR SUBDIVISION: TYPE 3 (5 -LOTS)  
OR TYPE 5 (SUMMARY REVIEW):  
☒ SKETCH PLAT  
☐ FINAL PLAT  
MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS)  
OR TYPE 4

- ☐ SKETCH PLAT  
☐ PRELIMINARY PLAT  
☐ FINAL PLAT  
☐ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II,  
REFER TO REVERSE SIDE OF FORM)

## OFFICE USE ONLY

ZONE ATLAS  
PG: \_\_\_\_\_ZONE  
CLASS: \_\_\_\_\_COMPREHENSIVE PLAN  
LAND USE DESIGNATION: \_\_\_\_\_

AREA PLAN: \_\_\_\_\_

PLANNING QUADRANT:  
(CIRCLE ONE)

NE HTS	NV
EM	SV
SW	NW

## OFFICE USE ONLY

FEES:

APPLICATION FEE: \_\_\_\_\_

OTHER FEES: \_\_\_\_\_

TOTAL FEES: \_\_\_\_\_

RECEIPT #: \_\_\_\_\_

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature

Marcel C. Cordero

Date

10/29/12

## OFFICE USE ONLY

RECEIVED BY

DATE

October 14, 2010

Mr. Nicholas Hamm  
CDRA Acting Chair  
Bernalillo County Zoning, Building, and Planning Department  
111 Union Square SE, Suite 100  
Albuquerque, NM 87102

Re: Letter of Authorization

Dear Mr. Hamm:

I hereby authorize Precision Surveys, Inc. to act as our agent and represent us for processing a three lot subdivision application for Tract 4, Heirs of Aurelia Gutierrez.

Sincerely,

  
Gretchen Montano

Attachment: Application\_Sketch (2625 : Srp-20120085)



5571 Midway Park Place, NE  
Albuquerque, NM 87109  
PO Box 90636  
Albuquerque, NM 87199  
866.442.8011  
505.856.5700  
505.856.7900  
www.precision-surveys.com

October 29, 2012

Bernalillo County  
Planning/Development Services Division  
Attn: Nicholas Hamm  
County Development Review Authority  
111 Union Square SE, Suite 100  
Albuquerque, NM 87102

**RE: REQUEST FOR SUBDIVISION BY COURT ORDER IN THE MATTER OF EMMA LEE  
BOUTZ, DECEASED, SECOND JUDICIAL DISTRICT CASE NO. D-0202-PB-2010-  
00176**

Dear Mr. Hamm:

On behalf of our clients, the heirs of Emma Lee Boutz, Gretchen Montano, John Boutz and Stephanie Boutz, we submit this application for sketch plat with the intent to subdivide by the referenced Court Order. The request is to subdivide the existing 1 tract into 3 new lots.

Attached are the required submittals, including the Court Order.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry W. Medrano', is written over a horizontal line.

Larry W. Medrano  
President

Attachment: Application\_Sketch (2625 : Srp-20120085)



**BERNALILLO COUNTY STATEMENT OF DECLARATION OF PURPOSE FOR SUBDIVISIONS  
CONTAINING LESS THAN 5 PARCELS (per Bernalillo County Subdivision Ordinance 96-  
23,Article 9.2.1.a.)**

**1. NAME OF SUBDIVISION**

BOUTZ SUBDIVISION

**2. NAME AND ADDRESS OF SUBDIVIDERS**

GRETCHEN MONTANO, JOHN W. BOUTZ AND STEPHANIE BOUTZ  
1001 EL ALHAMBRA CIRCLE NW  
ALBUQUERQUE, NM 87107

**3. CONDITION OF TITLE**

HELD IN FEE SIMPLE

**4. STATEMENT OF ALL RESTRICTIONS OF RECORD THAT SUBJECT THE SUBDIVIDED  
LAND TO ANY CONDITIONS AFFECTING ITS USE OR OCCUPANCY**

- 12' WIDE ROAD EASEMENT FILED JANUARY 6, 1987 IN BOOK B22, PAGE 17
- 8' WIDE PRIVATE DRAINAGE EASEMENT FILED JANUARY 6, 1987 IN BOOK B22,  
PAGE 17

**5. DESCRIPTION OF UTILITIES BEING PROVIDED BY THE DEVELOPER**

Public Service Company of New Mexico will provide electricity to the site.

New Mexico Gas Company will provide gas service to the site.

QWEST Corporation will provide telephone service to the site.

**6. WATER AVAILABILITY**

Water service will be provided via the Albuquerque Bernalillo County Water Utility Authority  
water system.

**7. LIQUID WASTE DISPOSAL METHOD**

Liquid Waste Disposal will be provided via the Albuquerque Bernalillo County Water Utility  
Authority sewer system.

**8. SOLID WASTE DISPOSAL METHOD**

Bernalillo County Solid Waste Collection will provide solid waste disposal.

**9. PUBLIC WORKS**

A grading and drainage plan prepared by an engineer registered with the State of New Mexico  
and approved by Bernalillo County Public Works will be required with future development.

Attachment: Application\_Sketch (2625 : Srp-20120085)

No mass site grading, clearing or grubbing is allowed without an approved grading and drainage plan.

**10. STORM WATER RUNOFF**

These lots must accept storm water runoff from adjacent properties and roadways as it currently exists.

**11. THE PROPERTY IS SUBJECT TO PAYMENT OF IMPACT FEES AT TIME OF CONSTRUCTION BASED ON THE BERNALILLO COUNTY CODE CHAPTER 46 IMPACT FEES.**

Property Owner: \_\_\_\_\_  
Gretchen Montano Date

**ACKNOWLEDGEMENT**

State of New Mexico ) ss  
County of Bernalillo )

\_\_\_\_\_, SUBSCRIBED and SWORN to before me on \_\_\_\_\_,  
2010, by Gretchen Montano

Notary Public: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

Property Owner: \_\_\_\_\_  
John W. Boutz Date

**ACKNOWLEDGEMENT**

State of New Mexico ) ss  
County of Bernalillo )

\_\_\_\_\_, SUBSCRIBED and SWORN to before me on \_\_\_\_\_,  
2010, by John W. Boutz

Notary Public: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

Attachment: Application\_Sketch (2625 : Srp-20120085)

Property Owner: \_\_\_\_\_  
Stephanie Boutz \_\_\_\_\_ Date \_\_\_\_\_

**ACKNOWLEDGEMENT**

State of New Mexico ) ss  
County of Bernalillo )

\_\_\_\_\_, SUBSCRIBED and SWORN to before me on \_\_\_\_\_,  
2010, by Stephanie Boutz

Notary Public: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

\*\*\*\*\*

Attachment: Application\_Sketch (2625 : Srp-20120085)



PO Box 1293  
Albuquerque, NM 87103  
505-768-2500  
www.abcwua.org

May 13, 2011

**Chair**

Art De La Cruz  
County of Bernalillo  
Commissioner, District 2

**Vice Chair**

Trudy E. Jones  
City of Albuquerque  
Councilor, District 8

Richard J. Berry  
City of Albuquerque  
Mayor

Rey Garduño  
City of Albuquerque  
Councilor, District 6

Maggie Hart Stebbins  
County of Bernalillo  
Commissioner, District 3

Michele Lujan Grisham  
County of Bernalillo  
Commissioner, District 1

Ken Sanchez  
City of Albuquerque  
Councilor, District 1

*Ex-Officio Member*  
Pablo R. Rael  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
www.abcwua.org

Larry W. Medrano  
1200 Riner Ct. SW  
Albuquerque, NM 87105

**RE: Water and Sanitary Sewer Availability Statement # 110310  
Aurelia Gutierrez Redivision-Lot 4, UPC #101406121045811103  
Zone Atlas Map: F-14**

Dear Mr. Medrano:

**Project Information:** The subject site is approximately ±3.3 acres and located ±230 feet off of Sandia Rd, just west of Guadalupe Trail, within an unincorporated area of Bernalillo County. The site is currently zoned A-1 and lies in the 1E water system pressure zone within the Montgomery trunk. The availability request is for subdividing the existing lot creating three new lots, presumably for the construction of additional single family dwellings.

**Existing Conditions:** Water infrastructure in the area is limited to a 6 inch line (Project # 03-48-63) in Sandia Rd.

Sanitary sewer infrastructure in the area is limited to an 8 inch line in Sandia (Project # 26-3674.93-94).

**Service:** New metered water service to the site is available contingent upon construction of a new public 6 inch line and compliance with the County Fire Marshal's Fire Flow requirements. The new public line must connect to the 6 inch line in Sandia. It will extend north through an existing public water and sewer easement within 5827 Guadalupe Trail NW. The new 6 inch line must then cover the southern and western frontage of the property. At least two fire hydrants must be included with the 6 inch line extension. Water service will not be sold with adequate fire protection. Water service will only be sold in conjunction with sewer service.

Sanitary sewer service is available to the site contingent upon construction of a new public 8 inch public line, which shall extend from the existing 8 inch line in Sandia Rd. The new public line shall extent north through an existing easement within 5827 Guadalupe Trail NW. This sewer line may be extended west along the southern frontage of the property. Service taps may then be made to the new line. In accordance with the Bernalillo County Waste Water Ordinance, any plumbed structures on this site must tie to the municipal sewer system.

**Fire Protection:** The instantaneous fire flow requirements for the subject property were not submitted in the request for availability; therefore, this statement may not be complete and/or valid at the time of future construction. The installation of new public hydrants will be required. All new required hydrants as well as their exact locations must be determined through the County Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

**Easements:** Easements granted to the Water Authority will be required for any public line extensions constructed outside of the right-of-way or acceptable roadway easements. Easement width must be a minimum of 20 feet for a single line or 25 feet for two lines.

Attachment: Application\_Sketch (2625 : Srp-20120085)



Larry W. Medrano  
May 13, 2011  
Page 2

---

**Design and Construction** of all required improvements will be at the developer/property owner's expense and must be coordinated through the Water Authority and County Design Review process. Designs must be by a licensed, New Mexico registered, Professional Engineer. Construction must be by a licensed, bonded, public utility contractor.

**Costs and Fees:** In addition to installation and construction costs, new sanitary sewer and metered water services will be subject to Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

**Water Use:** When metered water service becomes available to this site, the Water Authority is ready, willing, and able to provide the maximum annual requirement for the subject subdivision/project for a period of at least 70 years as required by the Bernalillo County Subdivision Ordinance. However, the Water Authority is also committed to meeting water conservation goals and requirements. Accordingly, all new development utilizing Water Authority services are subject to the requirements for water usage and water conservation requirements as defined by the Water Authority. Where available, outdoor water usage shall utilize reclaimed water. This site is located inside of the Water Authority water service area. All new residential development outside of the Water Authority water service should be designed to meet the standard water usage of 180 gallons per day per household which is equivalent to 75 gallons per capita per day.

**Closure:** This statement of service availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Utility Department as soon as possible.

Please feel free to contact the Utility Development Office at (505) 924-3987 or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez  
Executive Director

Encl(s): Site/Infrastructure Maps (3)

Email: Jim Best, Bernalillo County, Planning Department  
Christi Tanner, Bernalillo County, Public Works Department  
Chris Gonzales, Bernalillo County Environmental Health Department  
Lucas Tafoya, Bernalillo County Environmental Health Department  
Dan McGregor, Bernalillo County, Public Works, Water Resource  
f/ Availability E-14

Attachment: Application\_Sketch (2625 : Srp-20120085)

**Closure:** This statement of service availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Utility Department as soon as possible.

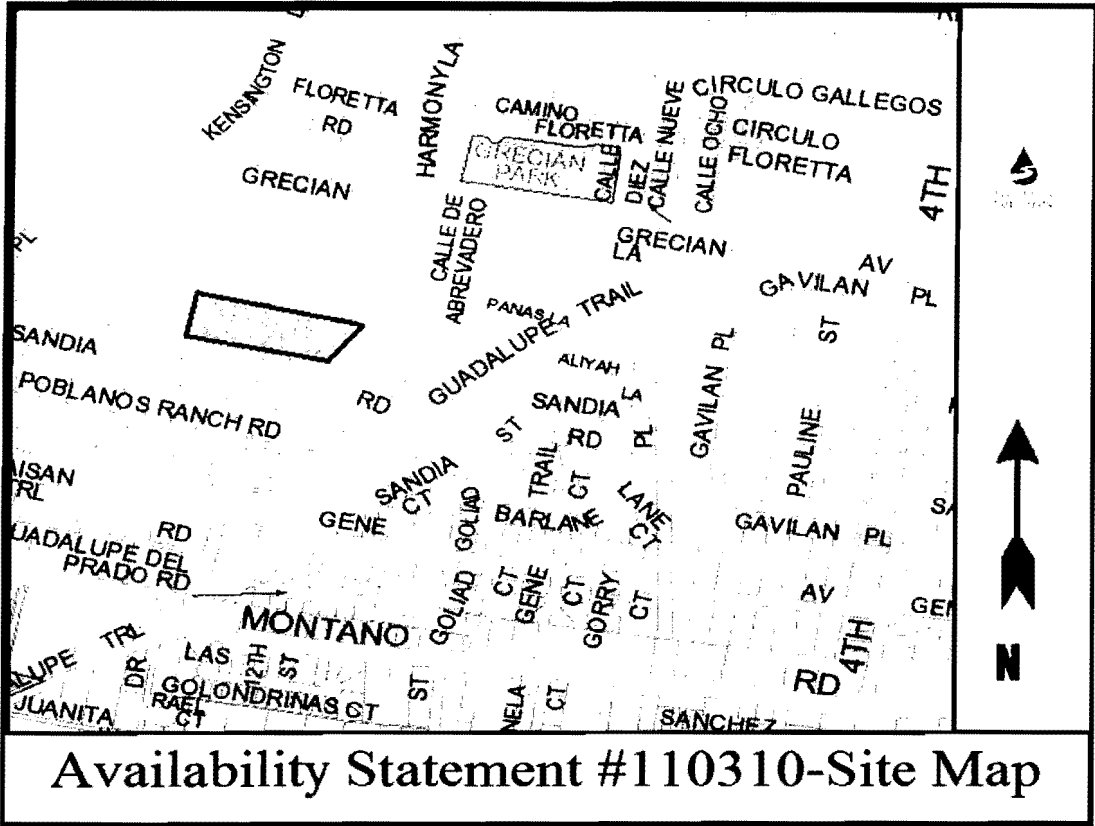
Please feel free to contact the Utility Development Office at (505) 924-3987 or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

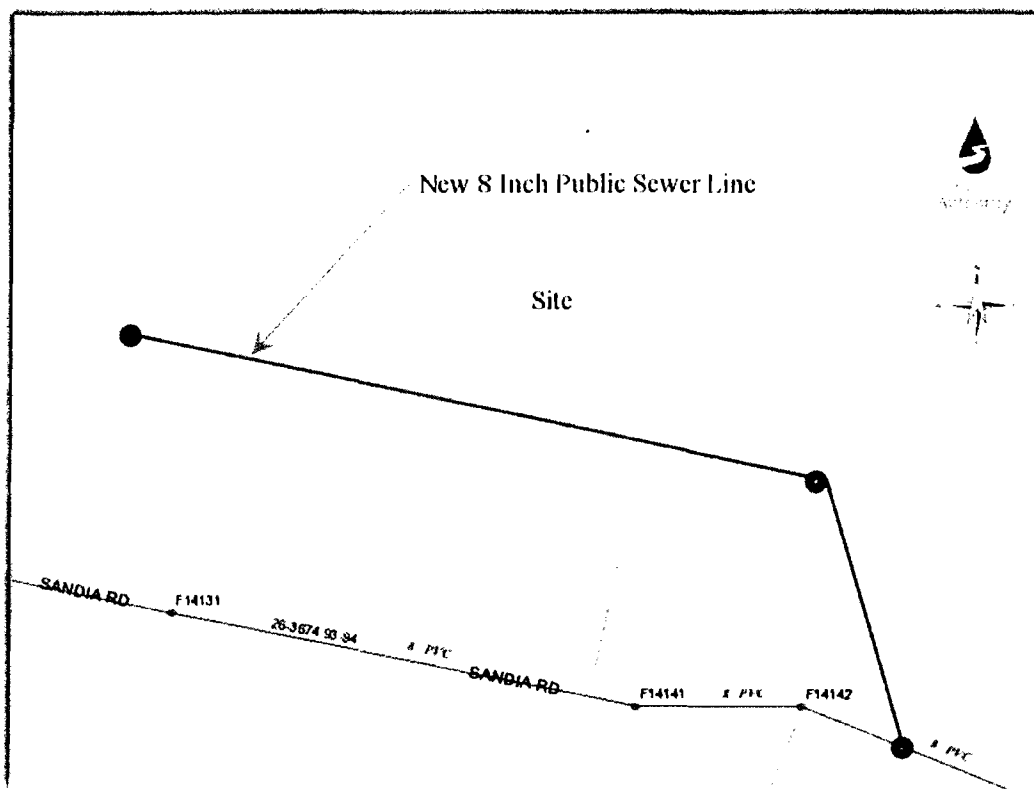
Sincerely,

Mark S. Sanchez  
Executive Director  
ABCWUA

Encl: Site/Infrastructure Maps (3)  
Email: Jim Best, Bernalillo County, Planning Dept.  
Christi Tanner, Bernalillo County, Public Works Dept  
Chris Gonzales, Bernalillo County Environmental Health Dept  
Lucas Tafoya, Bernalillo County Environmental Health Dept  
Dan McGregor, Bernalillo County, Public Works, Water Resource  
f/ Availability E-14

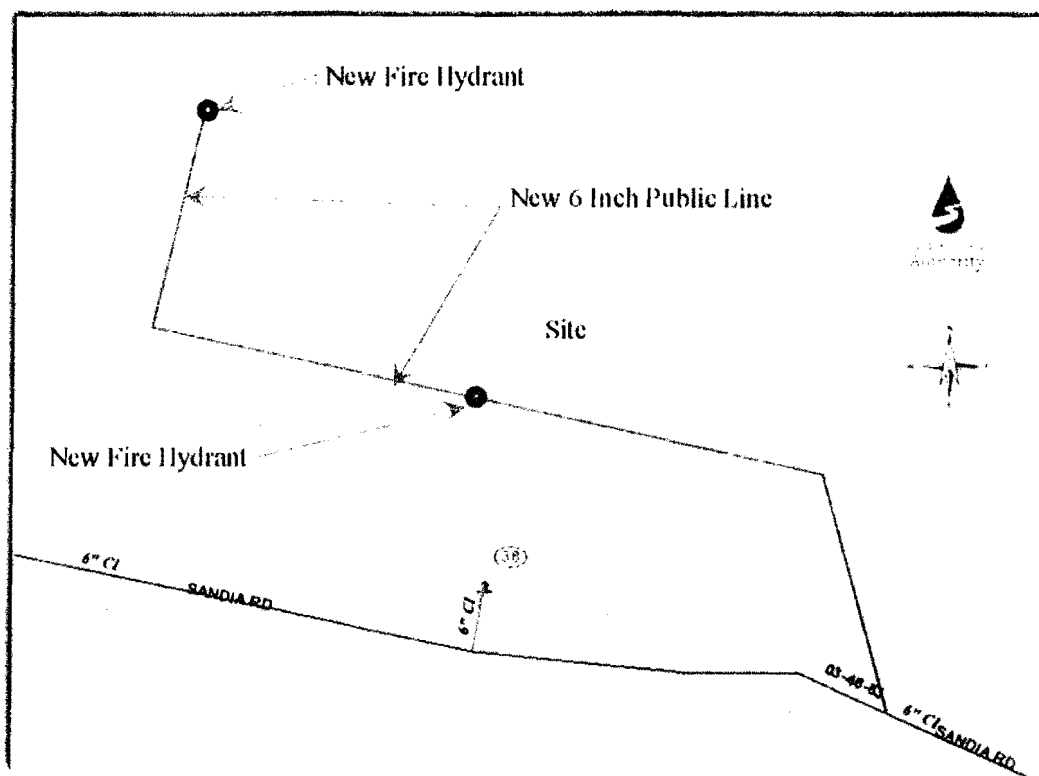
Attachment: Application\_Sketch (2625 : Srp-20120085)





Availability Statement #110310  
Waste Water Infrastructure





Availability Statement #110310  
Water Infrastructure

SECOND JUDICIAL DISTRICT COURT  
COUNTY OF BERNALILLO  
STATE OF NEW MEXICO

**FILED**  
SECOND JUDICIAL DISTRICT

2011 OCT 18 AM 10:37

DAWNA M. MARTIN

IN THE MATTER OF THE ESTATE OF  
EMMA LEE BOUTZ, DECEASED.

*Harry F. Paul*  
NO. D-0202-PB-2010-00176

**MOTION TO REOPEN CASE AND**  
**APPLICATION FOR APPROVAL OF DIVISION AND**  
**DISTRIBUTION OF REAL PROPERTY**

Gretchen Louise Montaña, Personal Representative (the "Personal Representative") of the Estate of Emma Lee Boutz, Deceased (the "Estate"), by and through her attorneys, Scheuer, Yost & Patterson, P.C. (Mel E. Yost, Esq.), and for Motion to Reopen Case and Application for Approval of Division and Distribution of Real Property, and being sworn upon oath, states:

**MOTION TO REOPEN CASE**

1. On February 14, 2011, the Court issued an Order administratively closing the above-captioned case.
2. To proceed with distribution of certain assets of the Estate, the Personal Representative requires that the case be reopened to permit the Court to consider the Application for Approval of Division and Distribution of Real Property set forth below.

**APPLICATION FOR APPROVAL OF DIVISION AND**  
**DISTRIBUTION OF REAL PROPERTY**

3. The assets of the Estate include the following described real property:

A tract of land lying situate within Elena Gallegos Grant, Projected Section 32, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico,

Attachment: Application\_Sketch (2625 : Srp-20120085)

comprising Tract Numbered 4, Lands of Heirs of Aurelia Gutierrez, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 06, 1987, in map book B22, folio 17 (the "Property").

4. John William Boutz, Gretchen Louise Montañó and Stephanie Boutz (collectively, the "Heirs") are entitled to receive the Property from the Estate.

5. The Heirs are unable to agree upon a sale of the Property and, in lieu of a sale of the Property, have agreed to (a) an appropriate division of the Property as described in the proposed plat attached hereto as **Exhibit 1** (the "Plat") and (b) the distribution of the lots resulting from division of the Property as set forth in the Plat to each of the Heirs as follows:

Lot 1 to John William Boutz,

Lot 2 to Gretchen Louise Montañó; and

Lot 3 to Stephanie Boutz.

6. All persons entitled to distribution of the Property have consented to this Motion and Application and to the proposed Order.

7. The division of the Property as described above complies with the New Mexico Subdivision Act, Sections 47-6-2(M)(5) and (9) NMSA 1978 and the subdivision regulations set forth in the Bernalillo County Code of Ordinances, Section 74-10.

8. Upon approval of the Court, the Personal Representative will record the Plat, in substantially the form attached hereto, in the office of the County Clerk of Bernalillo County, New Mexico.

9. After recording the Plat, the Personal Representative will distribute the divided Property by issuance of deeds to each of the Heirs as described in paragraph 5 above.

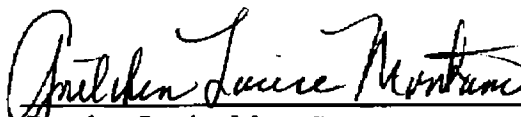
10. There has been no closing of the Estate.

**PRAYER**

The Personal Representative respectfully requests that the Court:

- A. Order that the above-captioned case be reopened for the purpose of considering the Personal Representative's Application for Approval of Division and Distribution of Real Property;
- B. Order the division of the Property as set forth in the Plat;
- C. Order that the Personal Representative record the Plat, in substantially the form attached hereto, in the office of the County Clerk of Bernalillo County, New Mexico;
- D. Order the distribution of the lots resulting from division of the Property to the Heirs by issuance of deeds to each of the Heirs as described in paragraph 5 above; and
- E. Grant such other and further relief as it may deem proper.

PERSONAL REPRESENTATIVE:

  
Gretchen Louise Montano  
708 Luthy Drive NE  
Albuquerque, NM 87112

Attachment: Application\_Sketch (2625 : Srp-20120085)

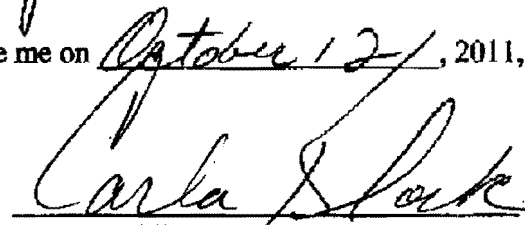


STATE OF NEW MEXICO     )  
  ) ss.  
COUNTY OF BERNALILLO    )

Gretchen Louise Montañó, being duly sworn, states that she is the Personal Representative of the Estate of Emma Lee Boutz, Deceased, and that the statements contained herein are accurate and complete to the best of her knowledge and belief.

  
Gretchen Louise Montañó

Signed and sworn to (or affirmed) before me on October 12, 2011,  
by Gretchen Louise Montañó.

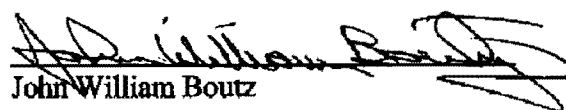
  
Notary Public

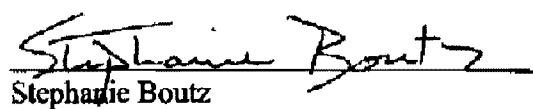
My commission expires:

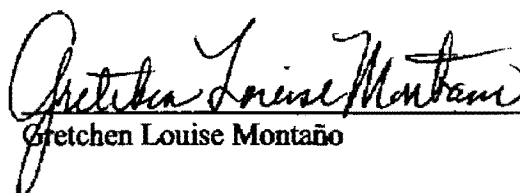
March 31, 2013

Attachment: Application\_Sketch (2625 : Srp-20120085)

The undersigned heirs of the Estate of Emma Lee Boutz, Deceased, hereby consent to this Motion to Reopen Case and Application for Approval of Division and Distribution of Real Property.

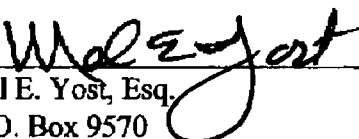
  
John William Boutz

  
Stephanie Boutz

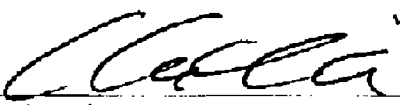
  
Gretchen Louise Montano

Attachment: Application\_Sketch (2625 : Srp-20120085)

SCHEUER, YOST & PATTERSON, P.C.

  
Mel E. Yost, Esq.  
P. O. Box 9570  
Santa Fe, New Mexico 87504-9570  
(505) 982-9911

CHARLES P. PRICE III

  
Charles P. Price III  
P.O. Box 7606  
Albuquerque, New Mexico 87194  
(505) 999-1084

*Attorneys for Gretchen Louise Montano as  
Personal Representative of the  
Estate of Emma Lee Boutz, Deceased*

Attachment: Application\_Sketch (2625 : Srp-20120085)

1



Plot of  
Lots 1, 2 and 3  
**Boutz Subdivision**  
Barnstable County, New Mexico  
September 2011

RECORDING STAMP

**Free Consent**

BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2011, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

PRECISION SURVEY, INC.  
BY \_\_\_\_\_, its duly authorized officer,  
at \_\_\_\_\_, New Mexico  
STATE OF NEW MEXICO

**Acknowledgment**  
STATE OF NEW MEXICO  
COUNTY OF BARNSTABLE

BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2011, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

BY \_\_\_\_\_, its duly authorized officer,  
at \_\_\_\_\_, New Mexico

PRECISION SURVEY, INC.  
BY \_\_\_\_\_, its duly authorized officer,  
at \_\_\_\_\_, New Mexico

**Acknowledgment**  
STATE OF NEW MEXICO  
COUNTY OF BARNSTABLE

BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2011, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

BY \_\_\_\_\_, its duly authorized officer,  
at \_\_\_\_\_, New Mexico

PRECISION SURVEY, INC.  
BY \_\_\_\_\_, its duly authorized officer,  
at \_\_\_\_\_, New Mexico

**Acknowledgment**  
STATE OF NEW MEXICO  
COUNTY OF BARNSTABLE

BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2011, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

BY \_\_\_\_\_, its duly authorized officer,  
at \_\_\_\_\_, New Mexico

PRECISION SURVEY, INC.  
BY \_\_\_\_\_, its duly authorized officer,  
at \_\_\_\_\_, New Mexico

**Acknowledgment**  
STATE OF NEW MEXICO  
COUNTY OF BARNSTABLE

BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2011, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

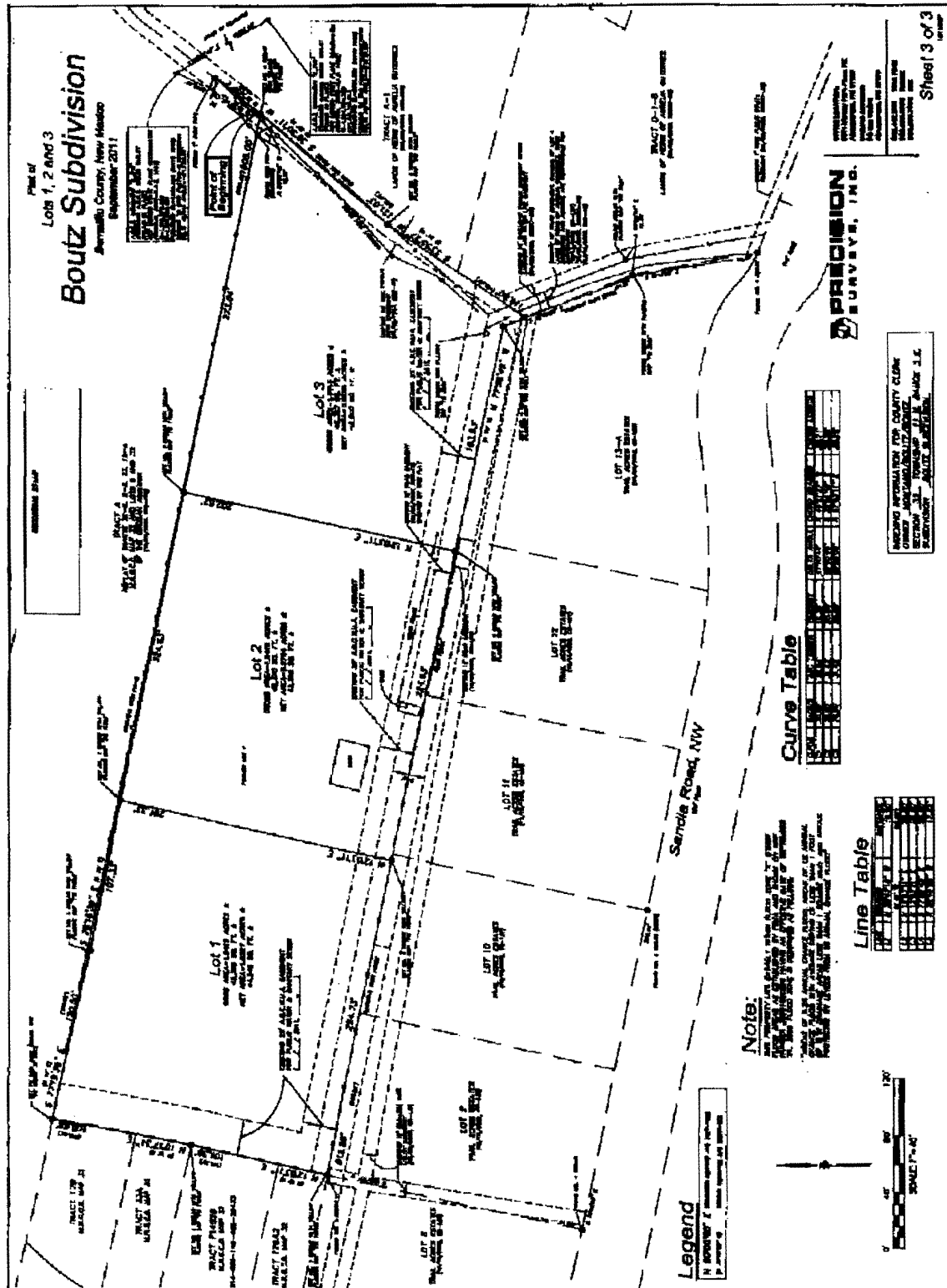
BY \_\_\_\_\_, its duly authorized officer,  
at \_\_\_\_\_, New Mexico

**PRECISION SURVEY, INC.**

PRECISION SURVEY, INC.  
A PROFESSIONAL SURVEYING FIRM  
REGISTERED IN THE STATE OF NEW MEXICO  
NO. \_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_

NOTARIAL INFORMATION FOR COUNTY CLERK  
BARNSTABLE COUNTY, NEW MEXICO  
SECTION 11, TOWNSHIP 11S, RANGE 1E  
SUBDIVISION - BOUTZ SUBDIVISION

Sheet 2 of 3



ENDORSED  
FILED IN MY OFFICE THIS

APR - 6 2010

*Juanita M. Duran*  
CLERK DISTRICT COURT

SECOND JUDICIAL DISTRICT COURT  
COUNTY OF BERNALILLO  
STATE OF NEW MEXICO

IN THE MATTER OF THE ESTATE OF  
EMMA LEE BOUTZ, DECEASED.

NO. PB 2010 0 0 1 7 6

LETTERS TESTAMENTARY

TO WHOM IT MAY CONCERN:

Notice is hereby given that Gretchen Louise Montano has been appointed by the District Court as Personal Representative of the Estate of Emma Lee Boutz, deceased, and has qualified as Decedent's Personal Representative by filing with the Court a statement of acceptance of the duties of that office.

The Personal Representative has all of the powers and authorities provided by law and, specifically, by Section 45-3-715 of the New Mexico Probate Code.

Issued this \_\_\_\_ day of APR - 6 2010, 2010.

By: JUANITA M. DURAN

Clerk of Court

**CATHY CHAVEZ**  
**DEPUTY**

Prepared by:

SCHEUER, YOST & PATTERSON, P.C.

*Mel E. Yost*  
Mel E. Yost, Esq.  
P.O. Box 9570  
Santa Fe, NM 87504-9570  
(505) 989-7500  
Attorneys for Gretchen Louise Montano,  
Personal Representative of the  
Estate of Emma Lee Boutz, Deceased

Certified as a true and correct copy of the original and  
by my office, and Letters being in full force and effect as  
of this date *Juanita M. Duran*, Clerk of the District Court.  
By: *Cathy Chavez*  
Deputy

ENDORSED  
FILED IN MY OFFICE THIS

LAST WILL AND TESTAMENT

APR - 6 2010

OF

EMMA LEE BOUTZ

*Juanita M. Duan*  
CLERK DISTRICT COURT  
**PB 2010 0 0 1 7 6**

I, EMMA LEE BOUTZ, a resident of Albuquerque, County of Bernalillo, State of New Mexico, being over the age of eighteen years, and being of sound and disposing mind and memory, do make, publish and declare this to be my Last Will and Testament, and I do hereby revoke any and all Wills or Codicils to Wills heretofore made by me.

ARTICLE I

**Declaration of Relationships**


I hereby declare that I am unmarried. I further declare that I have three (3) children, namely, GRETCHEN LOUISE MONTANO, JOHN WILLIAM BOUTZ, and STEPHANIE RAE BOUTZ.


ARTICLE II

**Payment of Debts and Funeral Expenses**

I direct that my funeral expenses and all just claims, debts and taxes owing by me at the time of my death or arising by reason of my death, shall be paid out of my estate as soon as practicable; provided, however, that nothing herein contained shall be construed to direct or require the acceleration of maturity or the prepayment of any indebtedness of an installment nature owing by me at the date of my death or to preclude the election of my Personal Representative to defer payment of any estate taxes if such deferral be allowed under the Internal Revenue Code of 1986 if my Personal Representative determines such deferral to be in the best interests of my estate.

  
BH

  
CL

  
ELD



### ARTICLE III

#### **Bequest of Tangible Personal Property**

A. In the event that I prepare a written statement or a list of items of tangible personal property and persons whom I desire to receive the same, which list shall be prepared by me after the execution of this Will and in existence at the time of my death, located in the same place as this my Will, then I give to such persons, those items set forth on said list, all pursuant to NMSA (1978 Comp.), §45-2-513. In the event that such a list cannot be located within thirty (30) days of my death, then it shall be conclusively presumed that I prepared no such list.

B. Notwithstanding paragraph A of this Article III, I give, devise, and bequeath to my children, and to the issue of any child of mine who does not survive me by at least thirty (30) days, all or so much of my furniture, household furnishings, clothing, jewelry and personal effects in such manner as they shall all agree. In the event that said persons are unable to agree as to the division of such personal property, then the decision of my Personal Representative as to the division of such property shall be binding and conclusive upon all parties.

C. I direct that the balance of my tangible personal property not otherwise distributed in accordance with paragraphs A and B of this Article III shall be sold and added to my residual estate, or if not readily sold, that it be donated to an appropriate charity.

### ARTICLE IV

#### **Residual Bequest**

I hereby give, devise, and bequeath all of the rest, residue, and remainder of my estate

of whatsoever kind and wheresoever located, including any property over which I hold a power of appointment (hereinafter my "Residuary Estate") in accordance with the following provisions of this Article IV.

A. Pursuant to the Last Will and Testament of Paul L. Boutz dated November 11, 1982, I was granted a limited power of appointment, per Article VI, paragraph D. 1. thereof over the Marital Trust estate as created by said Last Will and Testament of Paul L. Boutz. I hereby exercise said limited power of appointment by directing that all principal and accrued and undistributed income of said Marital Trust be included in my Residuary Estate and distributed in accordance with paragraphs B and C of this Article IV.

B. Subject to the provisions of paragraph C of this Article IV, I hereby give, devise and bequeath all of my Residuary Estate to my three (3) children in equal shares and to the descendants, *per stirpes*, of any child of mine that shall fail to survive me by at least thirty (30) days.

C. I hereby declare that in 1999, I made a gift of \$250,000.00 in cash to my daughter, Stephanie Rae Boutz. This gift shall be treated as an advancement of the amount bequeathed to Stephanie Rae Boutz under the terms of this my Last Will and Testament. Accordingly, I hereby direct that the bequest to Stephanie Rae Boutz, or to her descendants in the event that she shall fail to survive me by at least thirty (30) days, per paragraph B of this Article IV, shall be reduced by the amount of \$250,000.00.

## ARTICLE V

### Appointment of Personal Representative

I hereby nominate, constitute, and appoint my daughter, **GRETCHEN LOUISE**

  
BH

  
CL

MONTANO, as Personal Representative of my estate. If for any reason **GRETCHEN LOUISE MONTANO** does not serve as Personal Representative hereunder, by reason of death or otherwise, or having begun to serve as Personal Representative shall cease thereafter to serve, then the alternate and successor Personal Representative shall be my son, **JOHN WILLIAM BOUTZ**. If for any reason **JOHN WILLIAM BOUTZ** does not serve as Personal Representative hereunder, by reason of death or otherwise, or having begun to serve as Personal Representative shall cease thereafter to serve, then the alternate and successor Personal Representative shall be my daughter, **STEPHANIE RAE BOUTZ**. I direct that no bond be required of my Personal Representative or successor. I further direct that the proceedings in settlement of my estate shall be unsupervised administration as provided in the New Mexico Probate Code.

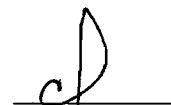
## ARTICLE VI


### **Powers of Personal Representative**

A. I hereby grant to my Personal Representative, in addition to all those specific powers herein contained, all of the powers delineated in §45-3-715, NMSA 1978, as that section exists at the time of execution of this Will, and any and all other powers provided by law.

B. My Personal Representative shall have the discretionary power to take any action and to make any election to minimize the tax liabilities of my estate and the respective beneficiaries thereof. This power shall include, but shall not be limited to, the power to select the assets to be distributed to various beneficiaries in a manner that will minimize the total income of the estate and the potential income taxes determined as of the date of my death of

  
BH

  
CL

  
Packet Pg. 96

## Legal Description

### Private Access Easement

A PRIVATE ACCESS EASEMENT LYING, SITUATE AND COMPRISING A PORTION OF LOT 13-A, TRAIL ACRES ESTATES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 29, 1963, IN MAP BOOK C5, PAGE 159, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED EASEMENT MARKED BY A SET NO.4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "9\_D15" BEARS N 25°59'09" E, A DISTANCE OF 8,784.86 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 20°47'56" E A DISTANCE OF 101.27 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT MARKED BY A FOUND REBAR WITH PLASTIC CAP "PS 3221";

THENCE S 10°13'29" E A DISTANCE OF 92.89 FEET TO THE SOUTHEAST CORNER OF DESCRIBED EASEMENT LYING ON THE NORTH RIGHT OF WAY LINE OF SANDIA ROAD, N.W. MARKED BY A FOUND NO. 4 REBAR;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 12.50 FEET, A RADIUS OF 77.54 FEET, A DELTA ANGLE OF 9°14'12", A CHORD BEARING OF N 63°26'14" W, AND A CHORD LENGTH OF 12.49 FEET TO THE SOUTHWEST CORNER OF DESCRIBED EASEMENT;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 10°13'29" W, A DISTANCE OF 84.22 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT;

THENCE N 20°46'05" W, A DISTANCE OF 93.43 FEET TO A POINT OF CURVATURE OF DESCRIBED EASEMENT;

THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 24.95 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 57°10'44", A CHORD BEARING OF N 49°21'27" W, AND A CHORD LENGTH OF 23.93 FEET TO THE NORTHWEST CORNER OF DESCRIBED EASEMENT;

THENCE S 77°56'49" E, A DISTANCE OF 25.52 FEET TO THE POINT OF BEGINNING.

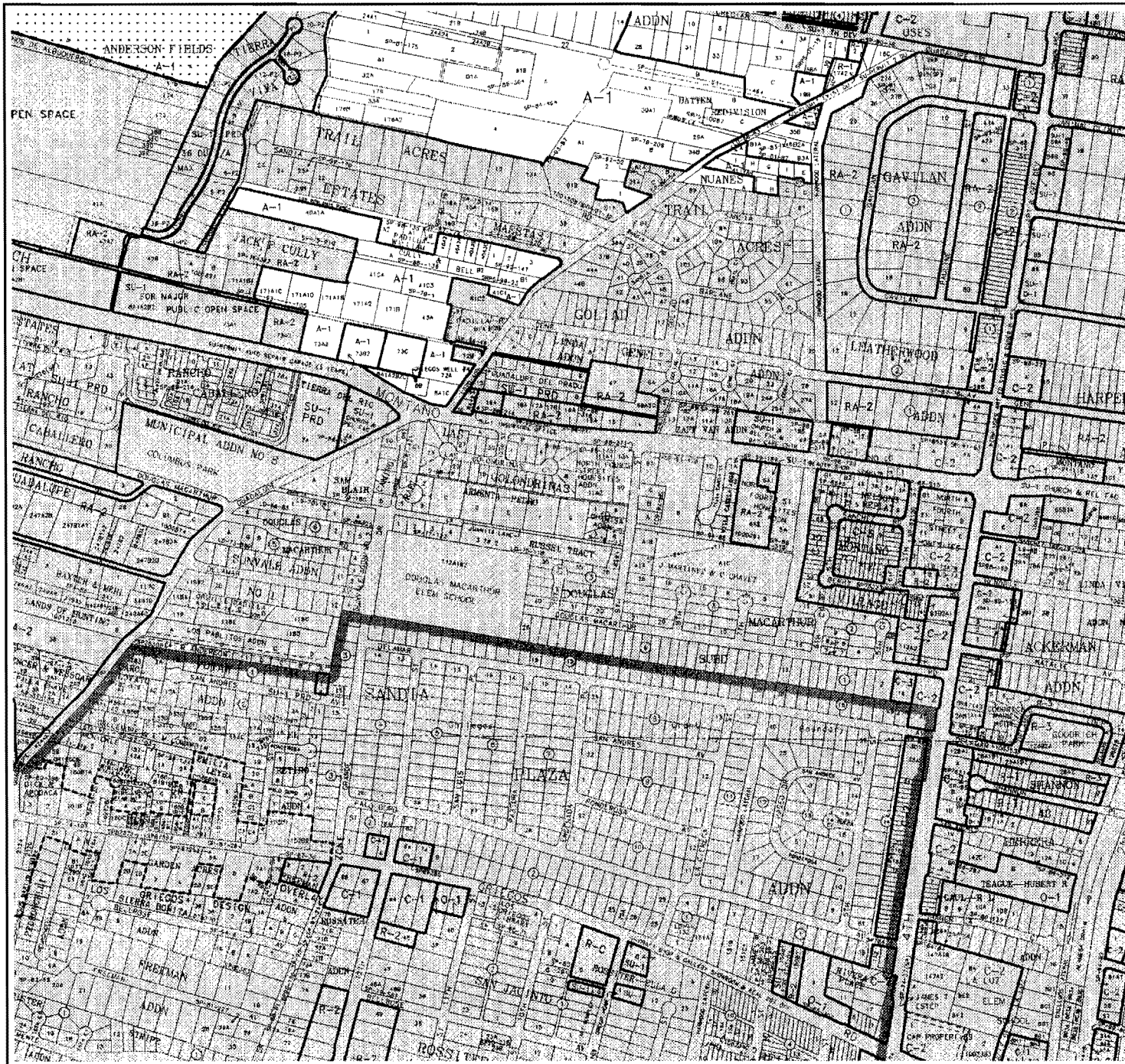
### Surveyor's Certificate

I, LARRY W. MEDRANO LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, EXHIBIT AND EASEMENT SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

LARRY W. MEDRANO  
N.M.P.S. NO. 11993

DATE





## LEGAL DESCRIPTION

T11N

R3E

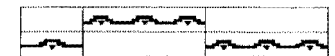
SEC 32

## UNIFORM PROPERTY CODE

1-014-061



250 0 500 1000



SCALE IN FEET

Map amended through September 2003

BERNALILLO COUNTY  
CIS SECTION

This information is for reference only.  
Bernalillo County assumes no liability for errors  
associated with the use of these data. Users are  
solely responsible for confirming data accuracy  
when necessary. Source data are from  
Bernalillo County and the City of Albuquerque.

**F-14-Z**



### PERMANENT EASEMENT

Grant of Permanent Easement, by the undersigned, in their capacities as (i) the duly appointed trustees of the Paul L. Boutz Tax Credit Trust under the Will of Paul L. Boutz, deceased, dated November 11, 1982, and (ii) the Personal Representative of the Estate of Emma Lee Boutz, Deceased (collectively "**Grantor**"), whose address is c/o Gretchen Louise Montaño, 1708 Luthy Dr. NE, Albuquerque, New Mexico 87112, to the **Albuquerque Bernalillo County Water Utility Authority**, a New Mexico political subdivision ("**Water Authority**"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the Water Authority an exclusive, permanent easement ("**Easement**") in, over, upon and across the real property described on **Exhibit "A"** attached hereto ("**Property**") for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer lines and facilities (collectively "**Public Water and Sewer Lines**"), together with the right to remove trees, shrubs, undergrowth and any other obstacles upon the Property if the Water Authority determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs or places any improvements or encroachments (collectively "**Improvements**") within or upon the Property, the Water Authority has the right to enter upon the Property at any time to inspect, install, maintain, repair, modify, replace or remove (collectively "**Work**") the Public Water and Sewer Lines as the Water Authority deems necessary or appropriate. If the Work affects any Improvements, the Water Authority shall not be financially liable or otherwise responsible for replacing, rebuilding or repairing the Improvements. If, in the opinion of the Water Authority, the Work could endanger the structural integrity or otherwise damage the Improvements, the Grantor shall, at his own expense, take whatever protective measures the Grantor deems necessary or appropriate to safeguard the Improvements.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any interest therein, and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the Water Authority and its successors and assigns until terminated.

*[signature pages follow]*

**Doc# 2011106258**

11/21/2011 03:22 PM Page: 1 of 10  
ERSE R:\$25.00 M. Toulouse Oliver, Bernalillo County



Attachment: Application\_Sketch (2625 : Srp-20120085)

**Legal Description****25' Public Sanitary Sewer Line and Water Line Easement****Lot 1**

AN EASEMENT LYING AND SITUATE WITHIN ELENA GALLEGOS GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING A PORTION OF TRACT NUMBERED 4, LANDS OF HEIRS OF AURELIA GUTIERREZ, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 06, 1987, IN MAP BOOK B22, FOLIO 17, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED EASEMENT MARKED BY A SET NO.4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" ALSO BEING THE NORTHWEST CORNER OF PROPOSED TRACT 4-A FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "9\_D15" BEARS N 30°13'04" E, A DISTANCE OF 8,760.99 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 77°19'39" E, A DISTANCE OF 25.02 FEET TO THE NORTHEAST CORNER OF DESCRIBED EASEMENT;

THENCE S 10°17'34" W, A DISTANCE OF 100.03 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT;

THENCE S 12°03'11" W, A DISTANCE OF 76.76 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT;

THENCE S 77°56'49" E, A DISTANCE OF 199.73 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT;

THENCE S 12°03'11" W, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF DESCRIBED EASEMENT ALSO BEING THE SOUTHEAST CORNER OF PROPOSED TRACT 4-A;

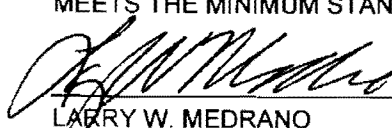
THENCE N 77°56'49" W, A DISTANCE OF 224.73 FEET TO THE SOUTHWEST CORNER OF DESCRIBED EASEMENT ALSO BEING THE SOUTHWEST CORNER OF PROPOSED TRACT 4-A;

THENCE N 12°03'11" E, A DISTANCE OF 101.38 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT;

THENCE N 10°17'34" E, A DISTANCE OF 100.68 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2305 ACRES (10,041 SQUARE FEET), MORE OR LESS, ALL AS SHOWN ON THE ATTACHED EXHIBIT "A-1".

**Surveyor's Certificate**

I, LARRY W. MEDRANO LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, EXHIBIT AND EASEMENT SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

  
LARRY W. MEDRANO  
N.M.P.S. NO. 11993

  
DATE



Attachment: Application\_Sketch (2625 : Srp-20120085)

**EXHIBIT "A-1"**

TRACT 4 LANDS OF HEIRS OF AURELIA GUTIERREZ (01/06/1987, B22-17)

**Lot 1**  
AREA=1.0415 ACRES ±  
45,368 SQ. FT. ±

TRACT 179 M.R.G.C.D. MAP 32  
TRACT 33A M.R.G.C.D. MAP 32  
TRACT F14528 M.R.G.C.D. MAP 32  
TRACT 17642 M.R.G.C.D. MAP 32  
LOT 8 TRAIL ACRES ESTATES (12/12/1962, C5-137)  
LOT 9 TRAIL ACRES ESTATES (12/12/1962, C5-137)  
LOT 10 TRAIL ACRES ESTATES (12/12/1962, C5-137)  
LOT 11 TRAIL ACRES ESTATES (12/12/1962, C5-137)

25' PUBLIC SANITARY SEWER & WATER LINE EASEMENT GRANTED TO THE A.B.C.W.U.A. BY THIS DOCUMENT

EXISTING 12' ROAD EASEMENT (01/06/1987, B22-17)  
EXISTING 12' ROAD EASEMENT (12/12/1962, C5-137)  
EXISTING 10' (SCALED) WIDE UTILITY EASEMENT (12/12/1962, C5-137)

SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"  
SET PK NAIL WITH BRASS TAG "PS 11993" IN TREE  
WROUGHT IRON FENCE  
SHED

A.G.R.S. MONUMENT "9.D15" STANDARD A.G.R.S. BRASS TABLET (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,515,572.090 E=1,524,960.621 PUBLISHED EL=4988.802 (NAVD 1988) GROUND TO GRID FACTOR=0.999680524 DELTA ALPHA ANGLE=-071°20'37"

A.G.R.S. MONUMENT "2.F16" STANDARD A.G.R.S. BRASS TABLET (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,504,734.396 E=1,531,166.013 PUBLISHED EL=5064.830 (NAVD 1988) GROUND TO GRID FACTOR=0.999675290 DELTA ALPHA ANGLE=-072°37'06"

**Surveyor's Certificate**  
I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT (UNCLASSIFIED SURVEYING SURVEY) WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY W. MEDRANO  
N.M.P.S. No. 11993  
DATE 11/11/11

**LARRY W. MEDRANO**  
NEW MEXICO  
11993  
REGISTERED PROFESSIONAL SURVEYOR

**PRECISION SURVEYS, INC.**  
OFFICE LOCATION: 5571 Midway Park Place, NE Albuquerque, NM 87109  
MAILING ADDRESS: PO Box 90436 Albuquerque, NM 87199  
866.442.8001 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX



**Legal Description****25' Public Sanitary Sewer Line and Water Line Easement****Lot 2**

AN EASEMENT LYING AND SITUATE WITHIN ELENA GALLEGOS GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING A PORTION OF TRACT NUMBERED 4, LANDS OF HEIRS OF AURELIA GUTIERREZ, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 06, 1987, IN MAP BOOK B22, FOLIO 17, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED EASEMENT FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "9\_D15" BEARS N 28°27'40" E, A DISTANCE OF 8,862.32 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 77°56'49" E, A DISTANCE OF 224.63 FEET TO THE NORTHEAST CORNER OF DESCRIBED EASEMENT;

THENCE S 12°03'11" W, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF DESCRIBED CORNER OF DESCRIBED EASEMENT ALSO BEING THE SOUTHEAST CORNER OF PROPOSED TRACT 4-B;

THENCE N 77°56'49" W, A DISTANCE OF 224.63 FEET TO THE SOUTHWEST CORNER OF DESCRIBED EASEMENT ALSO BEING THE SOUTHWEST CORNER OF PROPOSED TRACT 4-B;

THENCE N 12°03'11" E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1289 ACRES (5616 SQUARE FEET), MORE OR LESS, ALL AS SHOWN ON THE ATTACHED EXHIBIT "B-1".

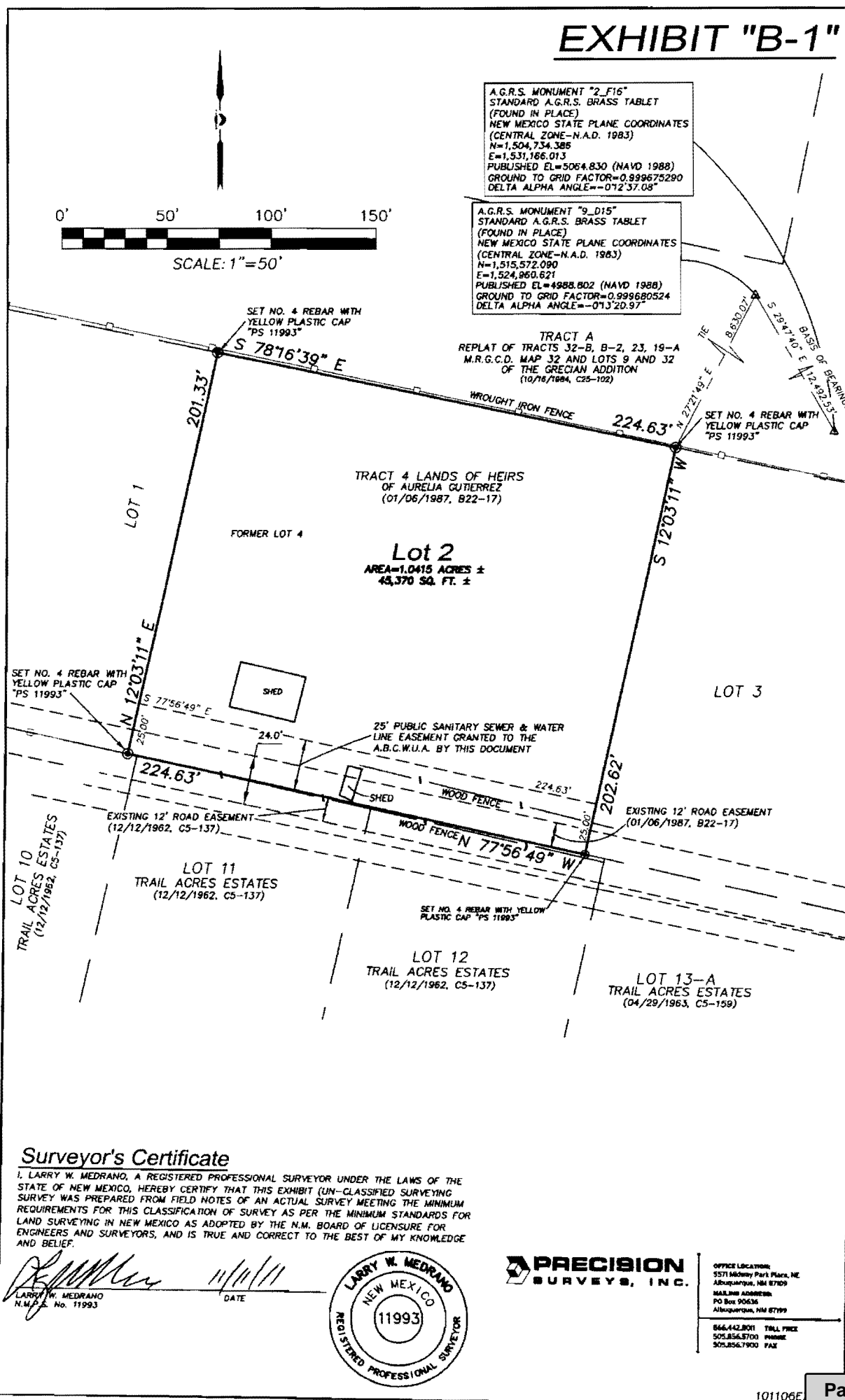
**Surveyor's Certificate**

I, LARRY W. MEDRANO LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, EXHIBIT AND EASEMENT SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

  
LARRY W. MEDRANO  
N.M.P.S. NO. 11993

  
DATE



**EXHIBIT "B-1"****Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT (UN-CLASSIFIED SURVEYING) WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY W. MEDRANO  
N.M.P.S. No. 11993

DATE 11/11/11



**PRECISION SURVEYS, INC.**

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

Attachment: Application\_Sketch (2625 : Srp-20120085)

**Legal Description****25' Public Sanitary Sewer Line and Water Line Easement****Lot 3**

AN EASEMENT LYING AND SITUATE WITHIN ELENA GALLEGOS GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING A PORTION OF TRACT NUMBERED 4, LANDS OF HEIRS OF AURELIA GUTIERREZ, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 06, 1987, IN MAP BOOK B22, FOLIO 17, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED EASEMENT FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "9\_D15" BEARS N 27°03'30" E, A DISTANCE OF 8,801.51 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 77°56'49" E, A DISTANCE OF 177.15 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT;

THENCE S 20°47'19" E, A DISTANCE OF 12.82 FEET TO THE NORTHEAST CORNER OF DESCRIBED EASEMENT;

THENCE S 33°55'27" W, A DISTANCE OF 30.63 FEET TO THE SOUTHEAST CORNER OF DESCRIBED EASEMENT ALSO BEING THE SOUTHEAST CORNER OF PROPOSED TRACT 4-C;

THENCE N 20°47'19" W, A DISTANCE OF 16.90 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT;

THENCE N 77°56'49" W, A DISTANCE OF 163.53 FEET TO THE SOUTHWEST CORNER OF DESCRIBED EASEMENT ALSO BEING THE SOUTHWEST CORNER OF PROPOSED TRACT 4-C;

THENCE N 12°03'11" E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1063 ACRES (4630 SQUARE FEET), MORE OR LESS, ALL AS SHOWN ON THE ATTACHED EXHIBIT "C-1".

**Surveyor's Certificate**

I, LARRY W. MEDRANO LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, EXHIBIT AND EASEMENT SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.



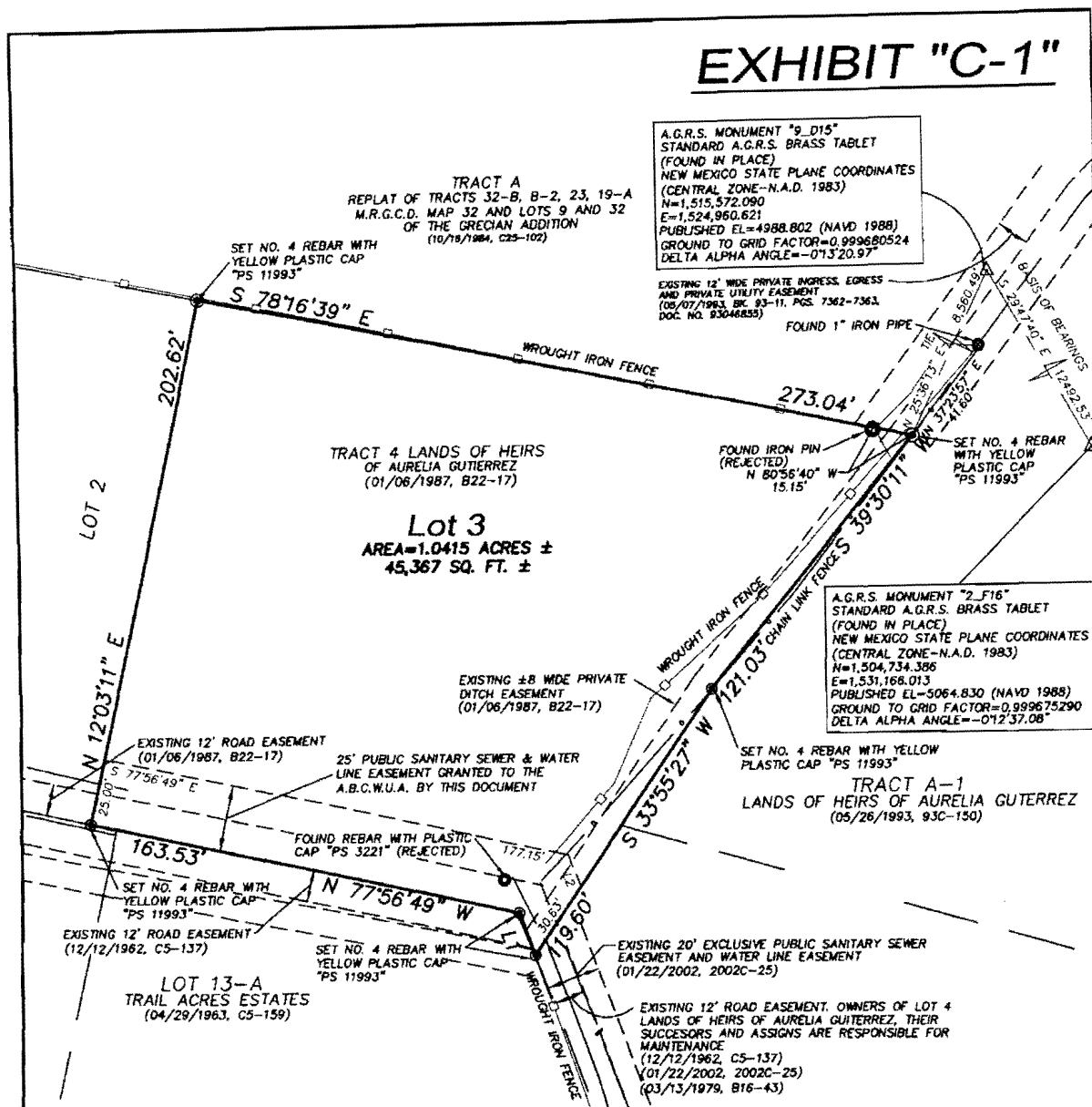
LARRY W. MEDRANO  
N.M.P.S. NO. 11993

11/11/11  
DATE



Attachment: Application\_Sketch (2625 : Srp-20120085)

## EXHIBIT "C-1"

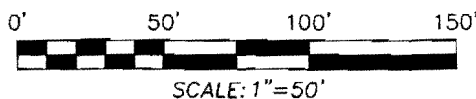


## Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT (UN-CLASSIFIED SURVEYING SURVEY) WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY W. MEDRANO  
N.M.P.S. No. 11993

DATE: 4/11/11



**PRECISION**  
SURVEYS, INC.

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

505.442.8071 TOLL FREE  
505.255.5700 PHONE  
505.255.7900 FAX

Attachment: Application\_Sketch (2625 : Srp-20120085)



Gretchen Louise Montano

Gretchen Louise Montano,  
personal representative of  
the Estate of Emma Lee Boutz

Gretchen Louise Montano

Gretchen Louise Montano,  
trustee of the Paul L. Boutz  
Tax Credit Trust under the Will of  
Paul L. Boutz, deceased,  
dated November 11, 1982

STATE OF NEW MEXICO )

COUNTY OF BERNALILLO )

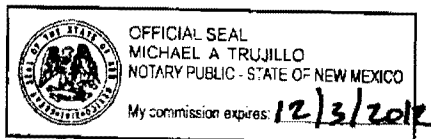
ss.

The foregoing instrument was duly acknowledged before me this 14th day of November, 2011, by Gretchen Louise Montano.

Michael A. Trujillo  
Notary Public

My Commission Expires:

December 3, 2012



Attachment: Application\_Sketch (2625 : Srp-20120085)

John William Boutz  
 John William Boutz,  
 trustee of the Paul L. Boutz  
 Tax Credit Trust under the Will of  
 Paul L. Boutz, deceased,  
 dated November 11, 1982

STATE OF NEW MEXICO       )  
   )  
 COUNTY OF BERNALILLO    )       ss.

The foregoing instrument was duly acknowledged before me this 14th day of November, 2011, by John William Boutz.

Michael A Trujillo  
 Notary Public

My Commission Expires:

December 3, 2012



Attachment: Application\_Sketch (2625 : Srp-20120085)

Stephanie Boutz

Stephanie Boutz  
f/k/a Stephanie Rae Donaldson,  
trustee of the Paul L. Boutz  
Tax Credit Trust under the Will of  
Paul L. Boutz, deceased,  
dated November 11, 1982

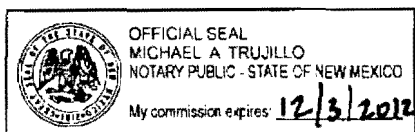
STATE OF NEW MEXICO        )  
  )       ss.  
COUNTY OF BERNALILLO    )

The foregoing instrument was duly acknowledged before me this 14th day of November, 2011, by Stephanie Boutz.

Michael A. Trujillo  
Notary Public

My Commission Expires:

12/3/2012



Acknowledged:

Albuquerque Bernalillo County  
Water Utility Authority

By: \_\_\_\_\_  
Engineer

Attachment: Application\_Sketch (2625 : Srp-20120085)

## Larry Medrano

---

**From:** Christi L. Tanner <ctanner@bernco.gov>  
**Sent:** Thursday, October 18, 2012 12:32 PM  
**To:** Larry Medrano (larry@presurv.com)  
**Cc:** Kevin Grovet; Tiequan Chen; David Lorenzo; Don R. Briggs  
**Subject:** FW: Request for Variance-Lands of Boutz SRP20110071  
**Attachments:** 101106P2.pdf; Road Maintenance Statement 1.5.11.docx; 20121018110840533.pdf

Hi Larry,  
 I've attached a marked up version of your plat.  
 When you come in for final plat, these will need to be addressed.  
 Also, the Access Easement on Lot 13-A will need to be signed, recorded, and called out on the final plat.

Prior to final plat sign-off, the following will need to be accomplished:

1. Finalize the access easement on Lot 13-A.
2. Construct the 20ft graveled road (with bar ditches) from Sandia Road thru the cul-de-sac.
3. Construct the cul-de-sac with 90ft diameter with gravel/subgrade.
4. The road and cul-de-sac will be required to 6" basecourse on top of 12" subgrade, both compacted to 95%.
5. A final inspection must be done of the constructed road. Just call 848-1520 48hrs in advance to set up the inspection.
6. A road maintenance agreement will need to be signed by this owner.
7. If you haven't already, place a note on the plat and in the Disclosure Statement, concerning who will be responsible for the maintenance of the road.
8. Name the road between the subdivision and Sandia Rd "Boutz Court NW" as well.
9. A street sign containing both Boutz Court NW & Sandia Rd is required to be purchased by the owner/applicant and placed at the intersection of Boutz and Sandia Rd. Our inspector can help in the placement of the sign if needed, but it will need to be constructed prior to final plat sign-off.
10. A 30" Stop Sign with a "Dead End" yellow tab is also required to be purchased by the owner/applicant and placed at the same intersection.
11. A 9-button delineator is required to be purchased & placed at the end of the cul-de-sac.

If you have any questions, please let me know. Thank you.

Best Regards,

**Christi L. Tanner, P.E.**

*Development Review Engineer  
 Bernalillo County Public Works Division  
 2400 Broadway SE  
 Albuquerque, NM 87102  
 (505) 848-1523  
 FAX (505) 848-1510*



Attachment: Application\_Sketch (2625 : Srp-20120085)



Plat of  
Lots 1, 2 and 3  
**Boutz Subdivision**  
Bernalillo County, New Mexico  
October 2012

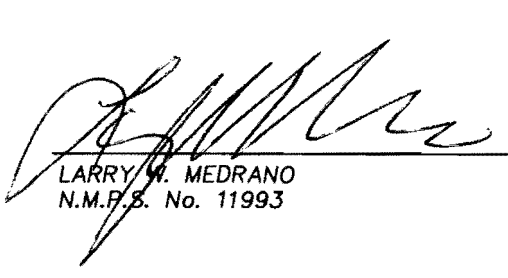
Approvals      SRP No. 201000


BERNALILLO COUNTY ENVIRONMENTAL HEALTH	DATE
BERNALILLO COUNTY FIRE MARSHAL'S OFFICE	DATE
BERNALILLO COUNTY ZONING	DATE
BERNALILLO COUNTY PUBLIC WORKS	DATE
BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR	DATE
PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION	DATE
COMCAST CABLE	DATE
A.B.C.W.U.A.	DATE
CITY SURVEYOR	DATE

TREASURE'S CERTIFICATE

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE COUNTY OF BERNALILLO SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

 10/29/12  
LARRY W. MEDRANO  
N.M.P.S. No. 11993  
DATE

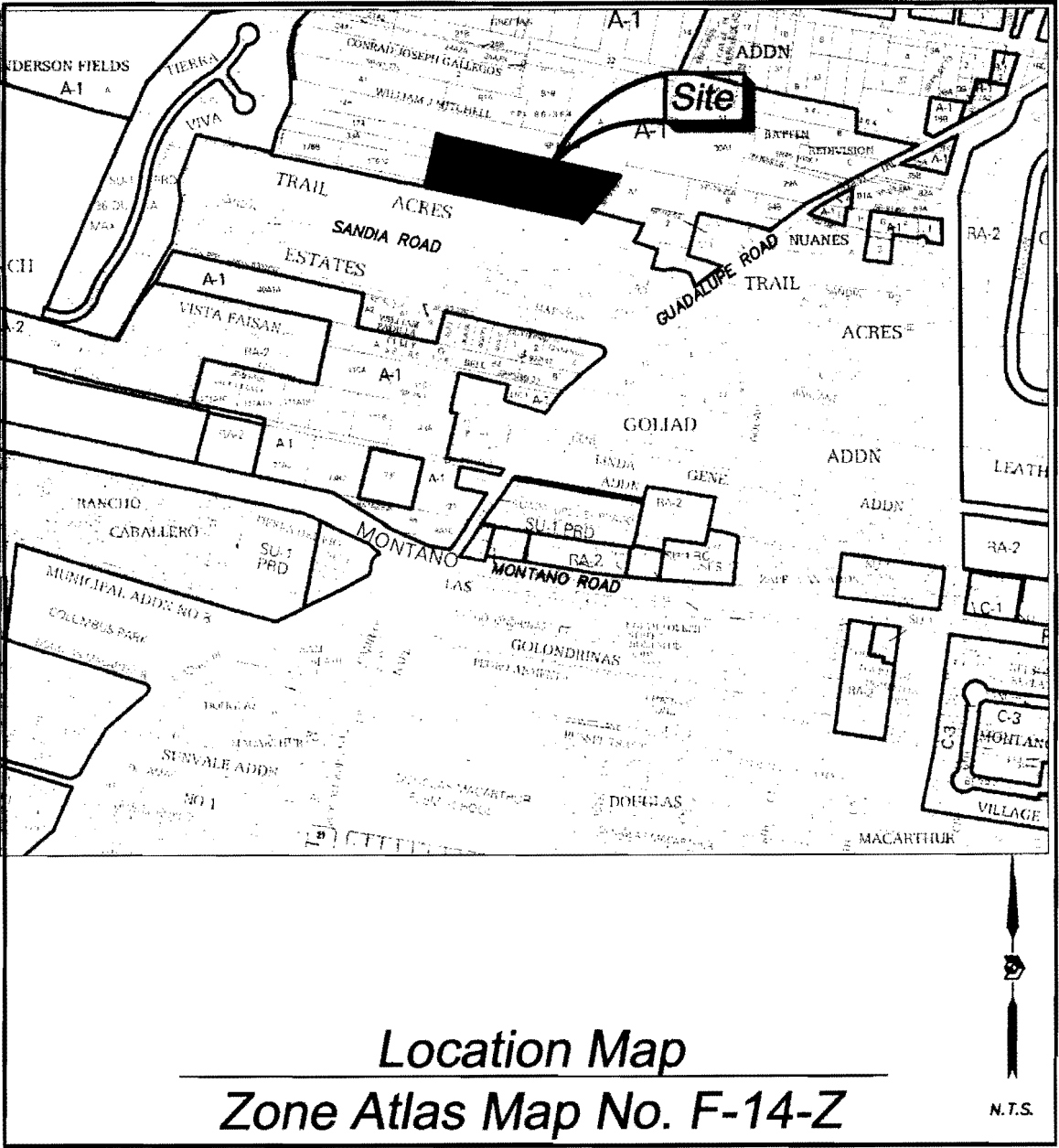




OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK  
OWNER MONTANO/BOUTZ/BOUTZ  
SECTION 32, TOWNSHIP 11 N, RANGE 3 E,  
SUBDIVISION BOUTZ SUBDIVISION



**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 3.1245 ACRES±  
ZONE ATLAS INDEX NO: F-14-Z  
NO. OF TRACTS CREATED: 0  
NO. OF LOTS CREATED: 3  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: OCTOBER 2010

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING 1 TRACT INTO 3 NEW LOTS AS DIRECTED BY THE SECOND JUDICIAL COURT, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, IN THE MATTER OF THE ESTATE OF EMMA LEE BOUTZ, DECEASED, CASE NUMBER D-0202-PB-2010-00176, SECOND JUDICIAL DISTRICT COURT, DATED OCTOBER 24, 2011.

**Notes:**

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- U.P.C. NO. 1-014-061-210-458-11103

**Utility Notes**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- CENTURYLINK FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

**DISCLAIMER**  
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

RECORDING STAMP

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN ELENA GALLEGOS GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACT NUMBERED 4, LANDS OF HEIRS OF AURELIA GUTIERREZ, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 06, 1987, IN MAP BOOK B22, FOLIO 17, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "9\_D15" BEARS N 25°36'13" E, A DISTANCE OF 8560.49 FEET

THENCE FROM SAID POINT OF BEGINNING, S 39°30'11" W, A DISTANCE OF 121.03 FEET TO AN ANGLE POINT MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 33°55'27" W, A DISTANCE OF 119.60 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 20°47'19" W, A DISTANCE OF 16.90 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 77°56'49" W, A DISTANCE OF 612.88 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 4 REBAR;

THENCE N 12°03'11" E, A DISTANCE OF 101.38 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 10°17'34" E, A DISTANCE OF 100.68 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 77°19'39" E, A DISTANCE OF 120.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 78°16'39" E, A DISTANCE OF 605.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.1245 ACRES (136,105 SQUARE FEET), MORE OR LESS, NOW COMPRISING LOTS 1, 2 AND 3 BOUTZ SUBDIVISION.

**M.R.G.C.D. Note:**

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

**Free Consent**

SEE SHEET 2 OF 3



RECORDING STAMP

Plat of  
Lots 1, 2 and 3  
**Boutz Subdivision**  
Bernalillo County, New Mexico  
October 2012

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

\_\_\_\_\_  
GRETCHEN LOUISE MONTANO  
PERSONAL REPRESENTATIVE OF  
THE ESTATE OF EMMA LEE BOUTZ  
CAUSE NO. D-0202-PB-2010-00176  
SECOND JUDICIAL DISTRICT  
STATE OF NEW MEXICO  
DATE

Acknowledgment

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO)  
  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011 BY  
GRETCHEN LOUISE MONTANO, PERSONAL REPRESENTATIVE OF THE ESTATE OF EMMA LEE BOUTZ, CAUSE NO.  
D-0202-PB-2010-00176 SECOND JUDICIAL DISTRICT, STATE OF NEW MEXICO

BY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
GRETCHEN LOUISE MONTANO  
TRUSTEE OF THE PAUL L. BOUTZ  
TAX CREDIT TRUST UNDER THE WILL OF  
PAUL L. BOUTZ, DECEASED,  
DATED NOVEMBER 11, 1982  
DATE

Acknowledgment

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO)  
  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011 BY  
GRETCHEN LOUISE MONTANO, TRUSTEE OF THE PAUL L. BOUTZ TAX CREDIT TRUST UNDER THE WILL OF PAUL L.  
BOUTZ, DECEASED, DATED NOVEMBER 11, 1982.

BY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
JOHN WILLIAM BOUTZ,  
TRUSTEE OF THE PAUL L. BOUTZ  
TAX CREDIT TRUST UNDER THE WILL OF  
PAUL L. BOUTZ, DECEASED,  
DATED NOVEMBER 11, 1982  
DATE

Acknowledgment

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO)  
  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011 BY  
JOHN WILLIAM BOUTZ, JOHN WILLIAMS BOUTZ, TAX CREDIT TRUST UNDER THE WILL OF PAUL L. BOUTZ, DECEASED,  
DATED NOVEMBER 11, 1982.

BY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
STEPHANIE BOUTZ  
f/k/a STEPHANIE RAE DONALDSON  
TRUSTEE OF THE PAUL L. BOUTZ  
TAX CREDIT TRUST UNDER THE WILL OF  
PAUL L. BOUTZ, DECEASED,  
DATED NOVEMBER 11, 1982  
DATE

Acknowledgment

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO)  
  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011 BY  
STEPHANIE BOUTZ, f/k/a STEPHANIE RAE DONALDSON, TRUSTEE OF THE PAUL L. BOUTZ TAX CREDIT TRUST UNDER  
THE WILL OF PAUL L. BOUTZ, DECEASED, DATED NOVEMBER 11, 1982.

BY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC



INDEXING INFORMATION FOR COUNTY CLERK  
OWNER MONTANO/BOUTZ/BOUTZ  
SECTION 32, TOWNSHIP 11 N, RANGE 3 E,  
SUBDIVISION BOUTZ SUBDIVISION

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX



# Plat of Lots 1, 2 and 3 Boutz Subdivision

Bernalillo County, New Mexico  
October 2012

RECORDING STAMP

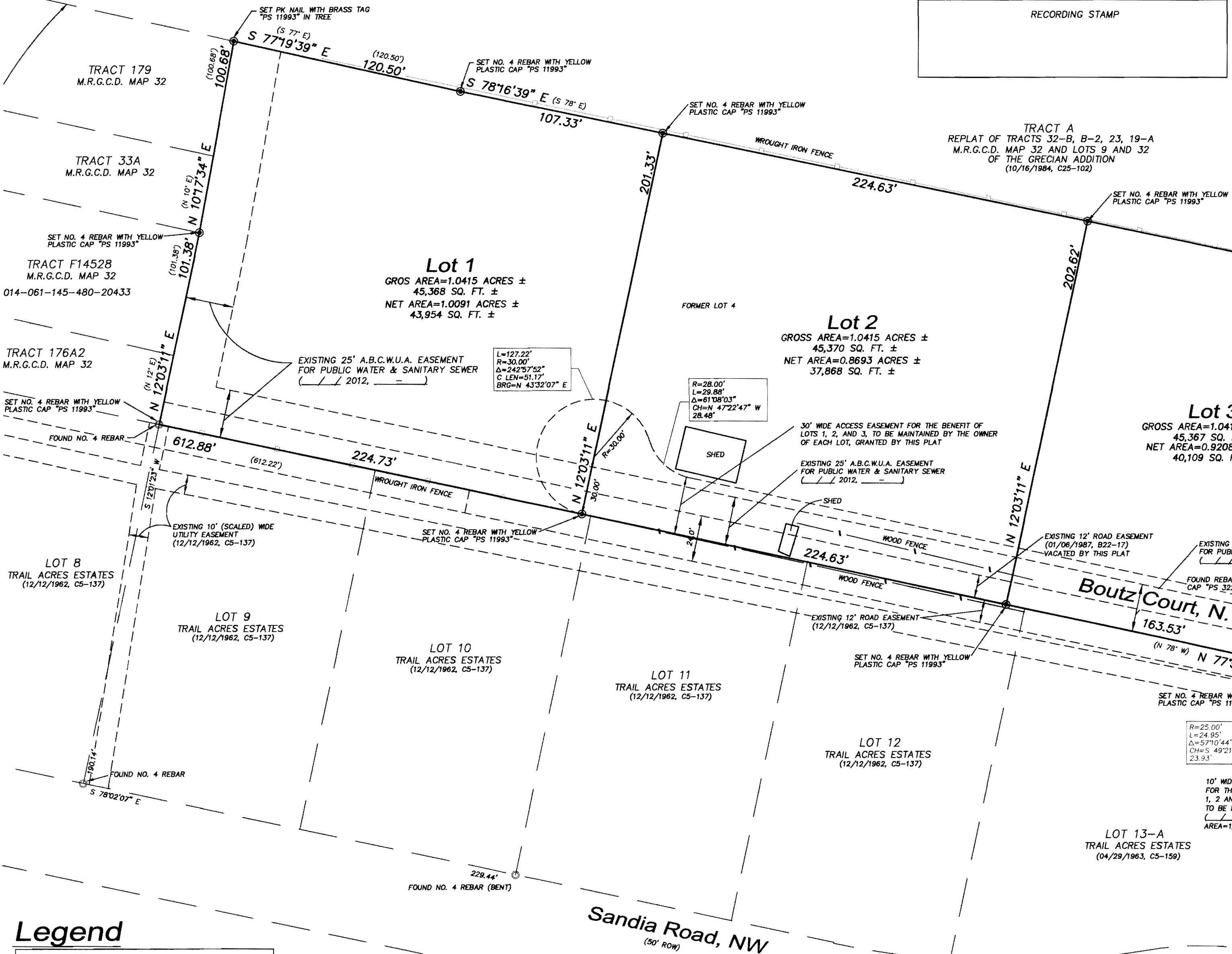
A.G.R.S. MONUMENT "9.015"  
STANDARD A.G.R.S. BRASS TABLET  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,515,572.090  
E=1,524,960.621  
PUBLISHED EL=4988.802 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999680524  
DELTA ALPHA ANGLE=-01°3'20.97"

Point of Beginning

A.G.R.S. MONUMENT "2.116"  
STANDARD A.G.R.S. BRASS TABLET  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,504,734.386  
E=1,531,166.013  
PUBLISHED EL=5064.830 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999675290  
DELTA ALPHA ANGLE=-01°2'37.08"

TRACT A-1  
LANDS OF HEIRS OF AURELIA GUTERREZ  
(05/26/1993, 93C-150)

TRACT D-1-B  
LANDS OF HEIRS OF AURELIA GUTERREZ  
(01/22/2002, 2002C-25)



## Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES  
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES

## Note:

THIS PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X" OTHER FLOOD AREAS AS ESTABLISHED BY FEMA AND SHOWN ON MAP NUMBER 35001C0128G HAVING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 FLOOD ZONE IS DESCRIBED AS FOLLOWS:

"AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD"

## Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	29.94'	16.35'	57°10'44"	N 49°21'27" W	28.71'
C2	20.00'	31.42'	20.00'	90°00'00"	S 32°56'49" E	28.28'
C3	20.00'	31.42'	20.00'	90°00'00"	N 57°03'11" E	28.28'

## Line Table

LINE	BEARING	DISTANCE
L1	N 20°47'19" W	16.90'
	(N 21° W)	(16.95')
L2	N 12°03'11" E	20.00'
L3	N 12°03'11" E	20.00'
L4	S 77°56'49" E	20.00'
L5	N 20°46'05" W	17.62'

INDEXING INFORMATION FOR COUNTY CLERK  
OWNER MONTANO/BOUTZ/BOUTZ  
SECTION 32, TOWNSHIP 11 N, RANGE 3 E,  
SUBDIVISION BOUTZ SUBDIVISION

**PRECISION  
SURVEYS, INC.**

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
P.O. Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

Sheet 3 of 3

101106P



## County Development Review Authority

**Meeting: 02/14/13 09:00 AM**

Department: County Development Review Authority

Prepared By: Mariam Aguilar

Director: Nano Chavez

CDRA Chair Nick Hamm

---

**Title:** Srp-20130001/F-34/East Mountain

**Action:** Request for Final Plat. The Survey Office LLC, agent for Dale K. & Sara E. Whale, is proposing to create a (2) lot subdivision of a tract of land in the SE ¼, SE ¼, NE ¼, Section 34, T11N, R6E, located at 142 Tumbleweed Rd., zoned A-2, containing 10.10 acres±.

RURAL

EAST MOUNTAIN AREA PLAN

### ATTACHMENTS:

- Application\_Final (PDF)
- Final Plat 2-1-13 (PDF)
- Application\_Sketch (PDF)
- Sketch Plat 12-28-12 (PDF)



# BERNALILLO COUNTY

Department of Zoning, Building and Planning  
111 Union Square, SE  
Albuquerque, NM 87102  
(505) 314-0350 Fax: (505) 314-0480



## SUMMARY REVIEW

Application Date: 28/DEC/2012

Application Number: SRP 20130001

Hearing Date: Feb. 14, 2013

OWNER

OWNER	WHALE DALE K & SARA E RVT		PHONE	281-5841	
MAILING ADDRESS	142 TUMBLEWEED RD	CITY/STATE	SANDIA PARK, NM	ZIP	87047

AGENT

AGENT	THE SURVEY OFFICE LLC		PHONE	998-0303	
MAILING ADDRESS	333 LOMAS BLVD NE	CITY/STATE	ALBUQUERQUE, NM	ZIP	87102

SITE INFORMATION

SITE ADDRESS			142 TUMBLEWEED RD, SANDIA PARK, NM	
DIRECTIONS				
LEGAL DESCRIPTION				
SE1/4 SE1/4 NE1/4 34 T11N R6E				
MAP #	F-34	CURRENT ZONE(S)	A-2	
UPC #	103406149229810118	PROPOSED ZONE(S)	PROPERTY SIZE in acre 10.2851978879706	
EXISTING BUILDING & USE				
PROPOSED BUILDING & USE				
PLSRP SUMMARY REVIEW PROCEDURES				

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE: 3 EXISTING LOTS: 1 PROPOSED LOTS: 2 TOTAL ACREAGE: 10.1044  PLAT TYPE: 12/28/2012: SKETCH PLAT//CLC...1/28/13 FINAL PLAT//AH  COMP PLAN DESIGNATION: RURAL	
DETAILED INFORMATION	103406149229810118

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner  
☐ Occupant  
☐ Agent

Signature

*Robert Loui*

Date

1-28-13

Attachment: Application\_Final (2627 : Srp-20130001)

## APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY  
Zoning, Building & Planning  
314-0350

<b>OFFICE USE ONLY</b>	
CASE #: SRP 20130001	CDRA MEETING DATE: Feb 14, 2013

OWNER Dale White	PHONE
ADDRESS/CITY/ZIP 142 Tumbleweed Sandia Park NM	

AGENT Survey office	PHONE 998-03
ADDRESS/CITY/ZIP 333 Lomas Ave NE ABQ 87102	

## LEGAL DESCRIPTION

UPC#	1	0	3	4	0	6	1	4	9	2	2	9	8	1	0	1	1	8	SUBDIVISION NAME	Lands of White
UPC#																			Please list any additional UPC numbers on a separate sheet.	

<b>SECTION I: SUBDIVISION TYPE (check one):</b> <input type="checkbox"/> TYPE 1 <input type="checkbox"/> TYPE 2 <input checked="" type="checkbox"/> TYPE 3 <input type="checkbox"/> TYPE 4 <input type="checkbox"/> TYPE 5 # EXISTING LOTS 1 PROPOSED # OF LOTS 2 TOTAL ACREAGE 10.1044 <b>SPECIAL PROCEDURES (check one):</b> <input type="checkbox"/> REPLAT <input type="checkbox"/> LOT LINE ADJUSTMENT <input type="checkbox"/> OTHER YEAR LAST DIVIDED: <input type="checkbox"/> >7 YEARS <input checked="" type="checkbox"/> <7 YEARS	<b>SECTION II: REVIEW PROCEDURES (CHECK ONE):</b> <input type="checkbox"/> RESUBMITTAL MINOR SUBDIVISION: TYPE 3 (5 -LOTS) OR TYPE 5 (SUMMARY REVIEW): <input type="checkbox"/> SKETCH PLAT <input checked="" type="checkbox"/> FINAL PLAT MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS) OR TYPE 4 <input type="checkbox"/> SKETCH PLAT <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> SKETCH/FINAL PLAT CASE REVIEW COMMITTEE MEETING DATE (FOR DEFINITIONS OF SECTION I & II, REFER TO REVERSE SIDE OF FORM)	<b>OFFICE USE ONLY</b> ZONE ATLAS PG: ZONE CLASS: COMPREHENSIVE PLAN LAND USE DESIGNATION: Rural AREA PLAN: PLANNING QUADRANT: (CIRCLE ONE) NE NW SW <input checked="" type="radio"/> SE NW	<b>OFFICE USE ONLY</b> FEES: APPLICATION FEE: OTHER FEES: TOTAL FEES: RECEIPT #:
--	--	---	---

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature

Robert Davis

Date

1-28-13

OFFICE USE ONLY

RECEIVED BY

DATE



1330 Hwy 333  
Tijeras, NM 87059  
(505) 281-8700  
Fax (505) 281-0699

January 24, 2013

Dale Whale  
142 Tumbleweed  
Sandia Park, NM 87047

**Re: Approval to provide water service to dwellings on the Entranosa Water System  
142 Tumbleweed, Sandia Park NM 87047**

Currently there are two service connections on the above 10 acre parcel. The property is serviced by Entranosa Water with two separate meters. If the property is to be subdivided, the service will become two separate entities and require a secondary membership to be paid in full. The amount due if a split in the property should occur is \$4000.00.

Entranosa is a community water system serving a 210 square mile area in the mountains east of Albuquerque. We are incorporated under the provisions and requirements of the Sanitary Projects Act as a mutual domestic association. Our NMSCC number is 1082668, and our community water supply/public water supply number is NM3524626. We are a provider-in-good-standing with the Environment Department of the State of New Mexico, as well as the Health Department of Bernalillo County and Santa Fe.

The water available for distribution by Entranosa is safe and complies with the requirements of the Safe Drinking Water Act. By statute the Environment Department of the State of New Mexico collects all compliance samples, other than routine bacteriological samples, to meet the requirements of the Safe Drinking Water Act. Our certified sample collector obtains monthly bacteriological samples and provides them to the State Lab at the University of New Mexico.

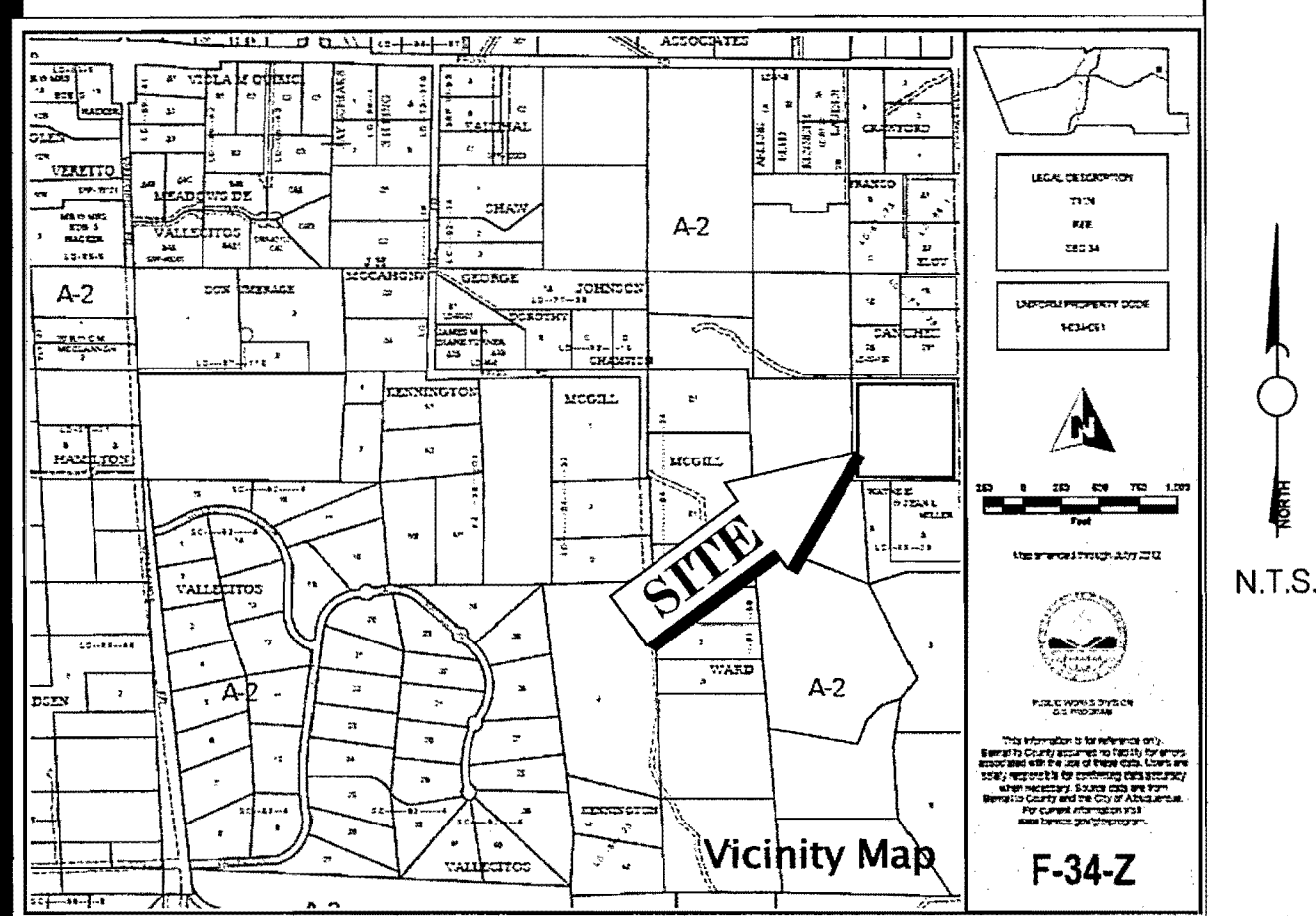
If we can be of further assistance, do not hesitate to contact us at (505)281-8700.

Sincerely,

Lori K. Harris  
Manager







## SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY, DATE OF FIELD WORK, OCTOBER 21, 2012.

2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON PLAT OF LANDS OF WHALE DATED

3. DISTANCES ARE MEASURED GROUND DISTANCES.  
4. PLAT SHOWS ALL EASEMENTS OF RECORD.

5. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER RECORDED PLAT OF LANDS OF JOHNSON DATED JULY 16 1996, RECORDED IN BOOK 96C PAGE 315

6. GROSS AREA: 10.1044 ACRES

7. NUMBER OF EXISTING LOTS: ONE (1)

8. NUMBER OF LOTS CREATED: 2 (2)

9. PROPERTY IS ZONED: A2

10. A GRADING & DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.

11. GROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS.

12. LOTS MUST ACCEPT HISTORICAL STORM WATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES.

13. NO MASS SITE GRADING, CLEARING OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING & DRAINAGE PLAN.

14. THE UNDER SIGNED PROFESSIONAL SURVEYOR HERBY CERTIFIES THAT THERE ARE NO ARROYOS, WATERCOURSES, OR STORM DRAINAGE FACILITIES AS DEFINED BY CHAPTER 38 OF THE BERNALILLO COUNTY CODE, TRAVERSING, CROSSING, OR ABUTTING THE PROPERTY SHOWN HEREON.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#:

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURERS OFFICE:

## LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND, BEING THE OF LANDS OF WHALE, BEING THE SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , NE  $\frac{1}{4}$  OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 6 EAST.

## FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND GRANT EASEMENTS AS SHOWN HERIN. DEDICATE ADDITIONAL STREET RIGHT OF WAY TO THE COUNTY OF BERNALILLO IN FEE SIMPLE.

OWNER(S) SIGNATURE: Dale K. Whale DATE: 12-12-12

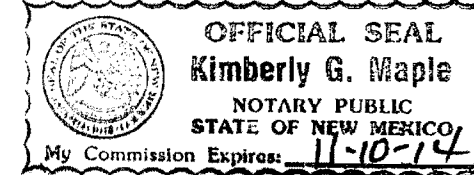
OWNER(S) PRINT NAME: Dale K. Whale

OWNER(S) SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER(S) PRINT NAME: DALE K. Whale

ADDRESS: 142 Tumbleweed TRACT: \_\_\_\_\_  
Sandia Park, NM

ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
) SS  
COUNTY OF BERNALILLO )



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF December, 2011.

BY: Dale K. Whale

11-10-14  
MY COMMISSION EXPIRES: \_\_\_\_\_  
Kimberly G. Maple  
NOTARY PUBLIC

## PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. Qwest Corporation d/b/a CenturyLink QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

## DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK (QC) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS-OF-WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

PLAT OF  
LOTS 1 THROUGH 2  
LANDS OF WHALE  
SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  OF  
SECTION 34, TOWNSHIP 11 NORTH, RANGE 6 EAST N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER 2012  
SHEET 1 OF 2

FILE COPY

## PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) EXISTING LOT.

C.D.R.A. APPROVALS: \_\_\_\_\_ SRP NO.: \_\_\_\_\_

BERNALILLO COUNTY DEVELOPMENT REVIEW BOARD, CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

ENVIRONMENTAL HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

PUBLIC WORKS DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ZONING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

BERNALILLO COUNTY FIRE MARSHAL \_\_\_\_\_ DATE \_\_\_\_\_

## UTILITY APPROVALS

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

Qwest Corporation d/b/a CenturyLink QC \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_

PUBLIC SERVICES COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

## SURVEYOR'S CERTIFICATION

I, ANTHONY L. HARRIS, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Anthony L. Harris  
ANTHONY L. HARRIS  
NEW MEXICO PROFESSIONAL SURVEYOR, PS 11463



## THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO  
87201

PHONE: (505) 998-0303  
FAX: (505) 998-0306

T 11 N, R 6 E, S34



TRACT 2A  
LANDS OF FRANCO  
RECORDED JULY 16, 19\_\_\_  
BOOK B20 FOLIO 2

TRACT 2B  
LANDS OF FRANCO  
RECORDED JULY 16, 19\_\_\_  
BOOK B20 FOLIO 2

TRACT B  
LANDS OF MILLER

TRACT A  
LANDS OF MILLER

FOUND REBAR WITH  
CAP LS 9777

FOUND REBAR WITH  
CAP LS 9777

LANDS OF SIMMONS

25.02'

N89°36'07"W

0.3646 ACRES

25' DEDICATION TO BERNALILLO COUNTY  
FOR PUBLIC RIGHT-OF-WAY BY THIS PLAT

660.41'

TAFT ROAD

25.02'

N01°41'49"W

234.92'

25' DEDICATION TO BERNALILLO COUNTY  
FOR PUBLIC RIGHT-OF-WAY BY THIS PLAT

0.3819 ACRES

665.43'

405.56'

661.58'

N89°36'07"W

269.41'

LOT 1  
2.2899 ACRES GROSS  
2.0340 ACRES NET

LOT 2  
7.7914 ACRES GROSS  
7.3007 ACRES NET

15' P.U.E.

15' P.U.E.

15' P.U.E.




667.16'

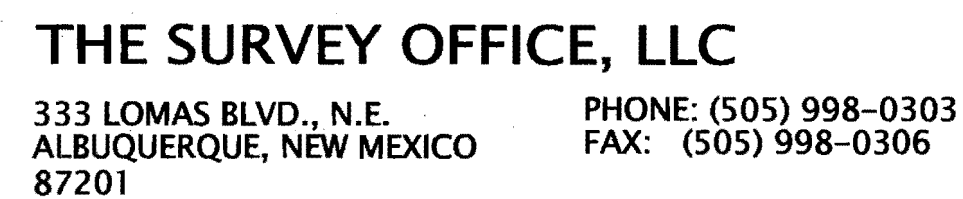
S89°44'48"E

658.63'

BASIS OF BEARING

SECTION 53

- | <u>MONUMENT LEGEND</u>  |   |
|---|---|
|  | – FOUND CONTROL STATION AS NOTED  |
|  | – FOUND MONUMENT AS NOTED   |
|  | – SET 1 1/2" REBAR W/PLASTIC<br>CAP STAMPED "PLS 11463"<br>UNLESS OTHERWISE NOTED |



# BERNALILLO COUNTY

Department of Zoning, Building and Planning  
111 Union Square, SE  
Albuquerque, NM 87102  
(505) 314-0350 Fax: (505) 314-0480



## SUMMARY REVIEW

Application Date: 28/DEC/2012

Application Number: SRP 20130001

Hearing Date: JAN. 10, 2013

OWNER

OWNER	WHALE DALE K & SARA E RVT	PHONE	281-5841
MAILING ADDRESS	142 TUMBLEWEED RD	CITY/STATE	SANDIA PARK, NM
		ZIP	87047

AGENT

AGENT	THE SURVEY OFFICE LLC	PHONE	998-0303
MAILING ADDRESS	333 LOMAS BLVD NE	CITY/STATE	ALBUQUERQUE, NM
		ZIP	87102

SITE INFORMATION

SITE ADDRESS			142 TUMBLEWEED RD, SANDIA PARK, NM
DIRECTIONS			
LEGAL DESCRIPTION			
SE1/4 SE1/4 NE1/4 34 T11N R6E			
MAP #	F-34	CURRENT ZONE(S)	A-2
UPC #	103406149229810118	PROPOSED ZONE(S)	
PROPERTY SIZE in acre		10.2851978879706	
SUBDIVISION NAME			
EXISTING BUILDING & USE			
PROPOSED BUILDING & USE			
PLSRP SUMMARY REVIEW PROCEDURES			

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE:	3
EXISTING LOTS:	1
PROPOSED LOTS:	2
TOTAL ACREAGE:	10.1044
PLAT TYPE:	12/28/2012: SKETCH PLAT//CLC
COMP PLAN DESIGNATION:	RURAL
DETAILED INFORMATION	103406149229810118

Attachment: Application\_Sketch (2627 : Srp-20130001)

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed appropriate section of text found on the reverse side of this application which is relative to this application.

## APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY  
Zoning, Building & Planning  
314-0350

## OFFICE USE ONLY

CASE #:

SRP-20130001

CDRA MEETING DATE:

JAN. 10, 201

OWNER

Dale K Whale

PHONE 281-584

ADDRESS/CITY/ZIP

142 Tumbleweed Rd, Sandia Park NM 87047

AGENT

The Survey Office

PHONE 998-030

ADDRESS/CITY/ZIP

333 Lomas BLVD NE, Albuquerque NM 87110

## LEGAL DESCRIPTION

UPC#	1	0	3	4	0	6	1	4	9	2	2	9	8	1	0	1	1	8	SUBDIVISION NAME	Lands of Whale
UPC#																			Please list any additional UPC numbers on a separate sheet.	

SECTION I: SUBDIVISION  
TYPE (check one):

- ☐ TYPE 1      ☐ TYPE 4  
☐ TYPE 2      ☐ TYPE 5  
☒ TYPE 3

# EXISTING LOTS 1  
 PROPOSED # OF LOTS 2  
 TOTAL ACREAGE 10.1044

SPECIAL PROCEDURES  
(check one)

- ☐ REPLAT      ☐ OTHER  
☐ LOT LINE ADJUSTMENT

YEAR LAST DIVIDED:

- ☒ > 7 YEARS      ☐ < 7 YEARS

SECTION II: REVIEW  
PROCEDURES (CHECK ONE):

- ☐ RESUBMITTAL  
 MINOR SUBDIVISION: TYPE 3 (5 - LOTS)  
 OR TYPE 5 (SUMMARY REVIEW):

- ☒ SKETCH PLAT

- ☐ FINAL PLAT

MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS)  
 OR TYPE 4

- ☐ SKETCH PLAT

- ☐ PRELIMINARY PLAT

- ☐ FINAL PLAT

- ☐ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II,  
 REFER TO REVERSE SIDE OF FORM)

## OFFICE USE ONLY

ZONE ATLAS  
PG:ZONE  
CLASS:COMPREHENSIVE PLAN  
LAND USE DESIGNATION:

AREA PLAN:

PLANNING QUADRANT:  
(CIRCLE ONE)

NE HTS      NV  
 EM      SV  
 SW      NW

## OFFICE USE ONLY

FEES:

APPLICATION FEE:

OTHER FEES:

TOTAL FEES

RECEIPT #:

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature

Robert Goin

Date

12-28-12

Packet Pg. 120

Attachment: Application\_Sketch (2627 : Srp-20130001)

## AUTHORIZATION TO ACT AS AGENT

We, Dale K. Whale, hereby authorize  
The Survey Office, LLC to act as my agent for a final plat submittal on Lands of  
Whale being described as the Southeast Quarter of the Southeast Quarter of the  
Northeast Quarter of Section 34 Township 11 North Range 6 East, Bernalillo  
County, New Mexico.

Dale K. Whale 12-13-12  
Date

\_\_\_\_\_  
Date

### ACKNOWLEDGEMENT:

STATE OF NEW MEXICO       )  
  )  
COUNTY OF BERNALILLO    )

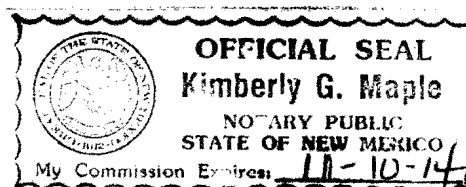
This instrument was acknowledged before me this 13<sup>th</sup> day of December, 2012

By:

My Commission Expires:

11-10-14

[Signature]  
Notary Public



Attachment: Application\_Sketch (2627 : Srp-20130001)



**Bernalillo County**  
**DISCLOSURE STATEMENT FOR MINOR SUBDIVISION**  
**Lands of Whale**

1. The name of the subdivision is Lands of Whale.
2. The name of the sub divider is: Dale Whale, 142 Tumbleweed Road, Sandia Park NM 87047.
3. The property is owned by the above owner with no further encumbrances.
4. There are no restrictions or reservations of record that subject the land to any conditions affecting its use or occupancy.
5. The property has access to:  
Public Service Company electric lines  
No gas line gas is provided by private propane tank  
Entranosa Water  
Private Septic System  
Solid Waste Disposal is Private Contractor  
Qwest d/b/a/ CenturyLink QC telephone lines.
6. Drinking water for residential use is supplied by the : Entranosa Water (EWWA).
7. Liquid waste disposal is available for residential use from private septic tank system.
8. Solid waste disposal is the responsibility of the individual lot owner(s).
9. The property is subject to payment of Impact Fees at time of construction based on the Bernalillo County Code Chapter 46 Impact Fees.

Attachment: Application\_Sketch (2627 : Srp-20130001)

Property Owner (s):

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

**ACKNOWLEDGEMENT:**

STATE OF NEW MEXICO )

)

COUNTY OF BERNALILLO )

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2012

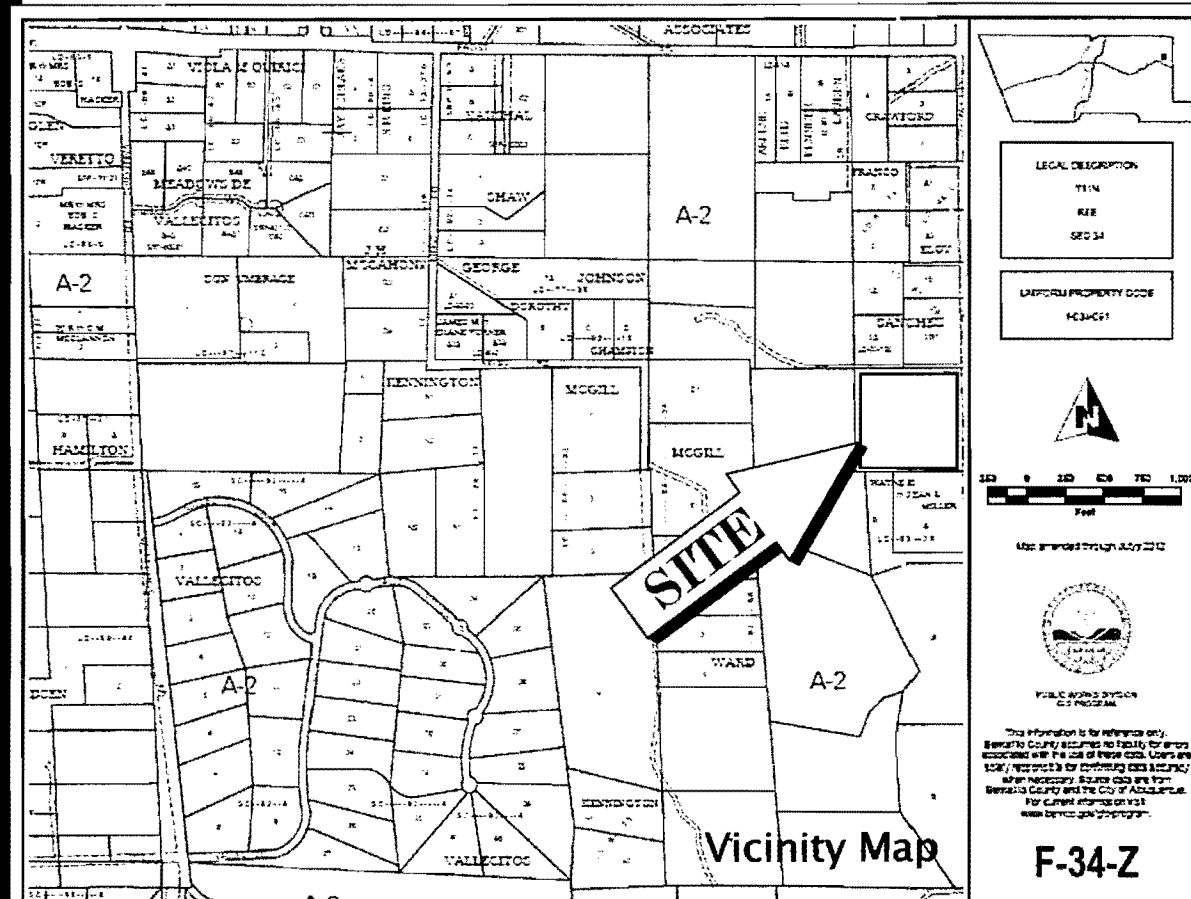
By: \_\_\_\_\_

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_  
Notary Public

FILE COPY

SRP-20130001  
SITE PLAN  
DECEMBER 28, 2012**LEGAL DESCRIPTION**

A CERTAIN TRACT OF LAND, BEING THE OF LANDS OF WHALE, BEING THE SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , NE  $\frac{1}{4}$  OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 6 EAST.

**FREE CONSENT**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND GRANT EASEMENTS AS SHOWN HERIN. DEDICATE ADDITIONAL STREET RIGHT OF WAY TO THE COUNTY OF BERNALILLO IN FEE SIMPLE.

OWNER(S) SIGNATURE: Dale K. Whale DATE: 12-17-12OWNER(S) PRINT NAME: Dale K. Whale

OWNER(S) SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER(S) PRINT NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ TRACT: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 )SS  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

BY: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

**PUBLIC UTILITY EASEMENTS**

**PUBLIC UTILITY EASEMENTS** SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. Qwest Corporation d/b/a CenturyLink QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

**DISCLAIMER**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK (QC) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS-OF-WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

**PLAT OF  
LOTS 1 THROUGH 2  
LANDS OF WHALE  
SE 1/4 SE 1/4 NE 1/4 OF  
SECTION 34, TOWNSHIP 11 NORTH, RANGE 6 EAST N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER 2012  
SHEET 1 OF 2**

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) EXISTING LOT.

C.D.R.A. APPROVALS: \_\_\_\_\_ SRP NO.: \_\_\_\_\_

BERNALILLO COUNTY DEVELOPMENT REVIEW BOARD, CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

ENVIRONMENTAL HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

PUBLIC WORKS DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ZONING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

BERNALILLO COUNTY FIRE MARSHAL \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY APPROVALS**

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

Qwest Corporation d/b/a CenturyLink QC \_\_\_\_\_ DATE \_\_\_\_\_

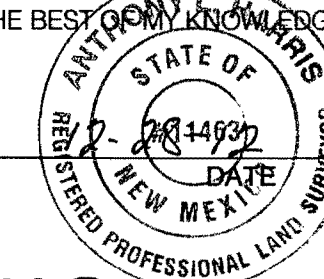
COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_

PUBLIC SERVICES COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, ANTHONY L. HARRIS, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Anthony L. Harris  
ANTHONY L. HARRIS  
NEW MEXICO PROFESSIONAL SURVEYOR, PS 11463

**THE SURVEY OFFICE, LLC**

333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO 87201  
PHONE: (505) 998-0303  
FAX: (505) 998-0306

T 11 N, R 6 E, S34

**SUBDIVISION DATA / NOTES**

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY, DATE OF FIELD WORK, OCTOBER 21, 2012.

2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON PLAT OF LANDS OF WHALE DATED \_\_\_\_\_

3. DISTANCES ARE MEASURED GROUND DISTANCES.  
4. PLAT SHOWS ALL EASEMENTS OF RECORD.

5. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER RECORDED PLAT OF LANDS OF JOHNSON DATED JULY 16 1996, RECORDED IN BOOK 96C PAGE 315

6. GROSS AREA: 10.1044 ACRES

7. NUMBER OF EXISTING LOTS: ONE (1)

8. NUMBER OF LOTS CREATED: 2 (2)

9. PROPERTY IS ZONED: A2

10. A GRADING & DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.

11. GROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS.

12. LOTS MUST ACCEPT HISTORICAL STORM WATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES.

13. NO MASS SITE GRADING, CLEARING OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING & DRAINAGE PLAN.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT &amp; PAID ON

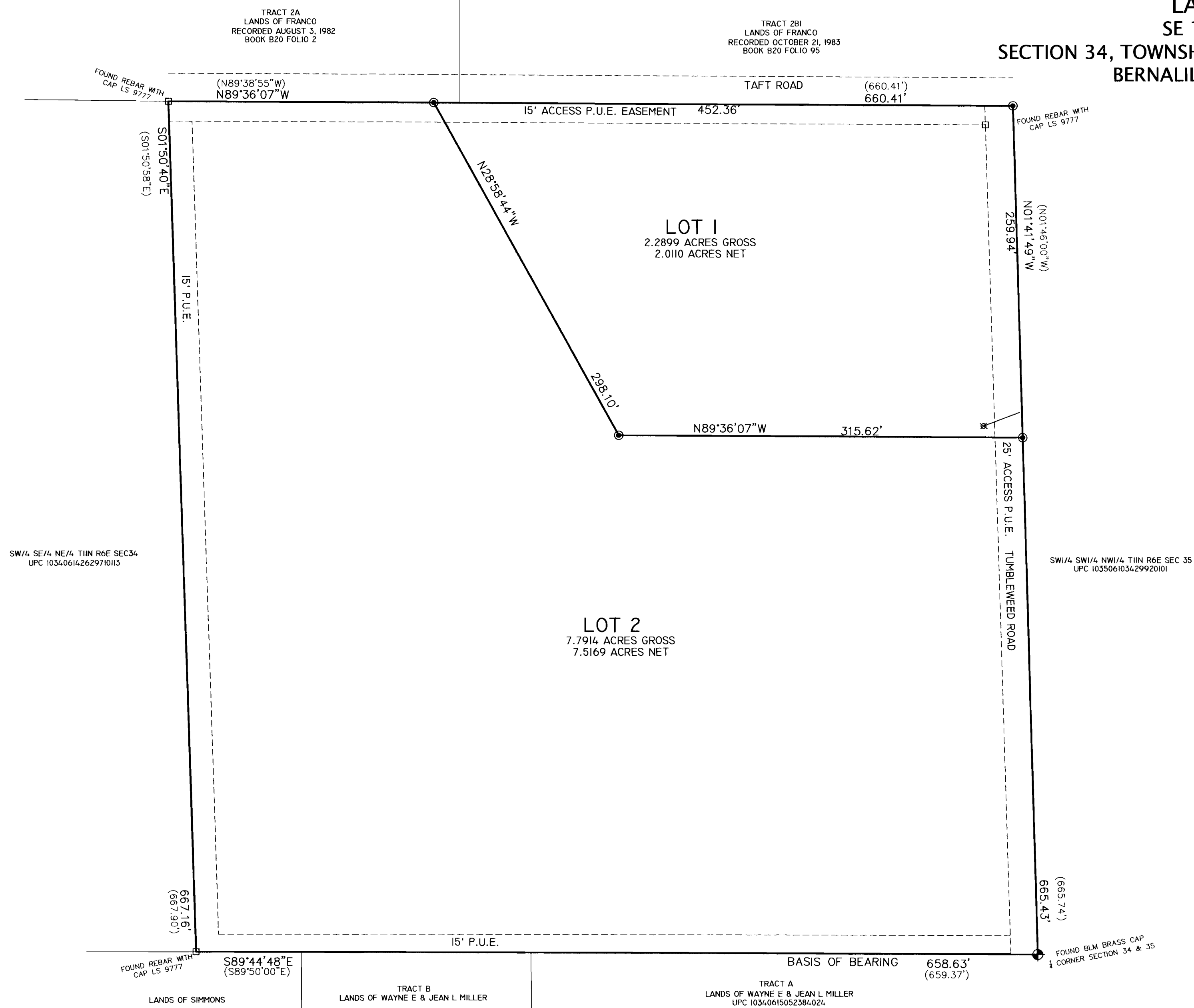
UPC#: \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_



**PLAT OF  
LOTS 1 THROUGH 2  
LANDS OF WHALES  
SE 1/4 SE 1/4 NE 1/4 OF  
SECTION 34, TOWNSHIP 11 NORTH, RANGE 6 EAST N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER 2012  
SHEET 1 OF 1**

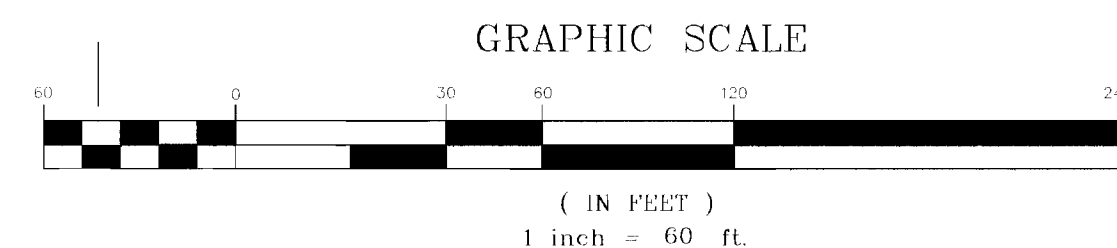


**MONUMENT LEGEND**

- ⊕ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

N  
150  
NORTH

SCALE: 1" = 60'  
PROJECT NO. WHALE  
DRAWN BY: RJL



**THE SURVEY OFFICE, LLC**

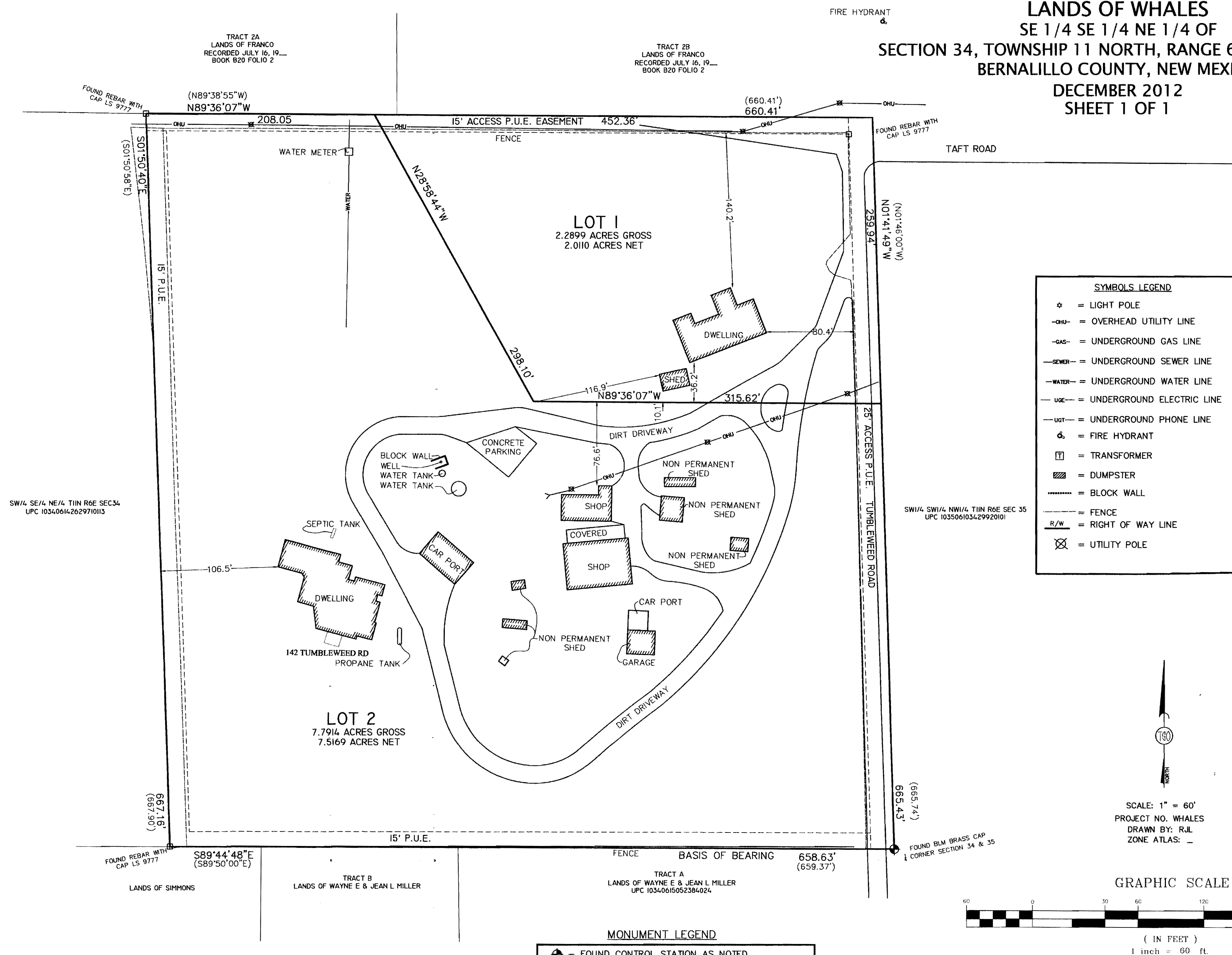
333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102  
PHONE: (505) 998-0303 FAX: (505) 998-0306



# SKETCH PLAT OF LOTS 1 THROUGH 2 LANDS OF WHALES

SE 1/4 SE 1/4 NE 1/4 OF  
SECTION 34, TOWNSHIP 11 NORTH, RANGE 6 EAST N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2012  
SHEET 1 OF 1



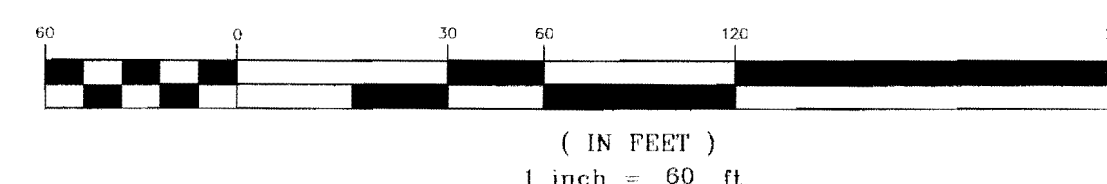
## SYMBOLS LEGEND

- ☆ = LIGHT POLE
- OHU- = OVERHEAD UTILITY LINE
- GAS- = UNDERGROUND GAS LINE
- SEWER- = UNDERGROUND SEWER LINE
- WATER- = UNDERGROUND WATER LINE
- UGL- = UNDERGROUND ELECTRIC LINE
- UGT- = UNDERGROUND PHONE LINE
- ⊕ = FIRE HYDRANT
- ⊞ = TRANSFORMER
- ▨ = DUMPSTER
- = BLOCK WALL
- = FENCE
- R/W = RIGHT OF WAY LINE
- ⊗ = UTILITY POLE



SCALE: 1" = 60'  
PROJECT NO. WHALES  
DRAWN BY: R.J.L.  
ZONE ATLAS: -

## GRAPHIC SCALE



## MONUMENT LEGEND

- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊞ - FOUND MONUMENT AS NOTED
- ⊗ - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

## THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO  
87201

PHONE: (505) 998-0303  
FAX: (505) 998-0306



## County Development Review Authority

**Meeting: 02/14/13 09:00 AM**

Department: County Development Review Authority  
Prepared By: Mariam Aguilar  
Director: Nano Chavez  
CDRA Chair Nick Hamm

---

**Title:** Srp-20130008/B-16/North Valley

**Action:** Request for Sketch Plat. Forstbauer Surveying LLC, agent for Theresa C. Armijo Trustee, is proposing to create a two (2) lot subdivision of Tract B, Plat of Lands of Uvaldo L. Armijo, Section 10, T11N, R3E, located at 395 Alameda Blvd. NW, zoned C-1, containing 2.98 acres±.

RURAL

NORTH VALLEY AREA PLAN

### ATTACHMENTS:

- Application\_Sketch (PDF)
- Sketch Plat 2-4-13 (PDF)

# BERNALILLO COUNTY

Department of Zoning, Building and Planning  
111 Union Square, SE  
Albuquerque, NM 87102  
(505) 314-0350 Fax: (505) 314-0480



## SUMMARY REVIEW

Application Date: **04/FEB/2013**

Application Number: **SRP 20130008**

Hearing Date: **Feb. 14, 2013**

OWNER

OWNER	ARMIJO TERESA C TRUSTEE ARMIJO		PHONE
MAILING ADDRESS	20960 E VIA DEL RANCHO	CITY/STATE	QUEEN CREEK, AZ
		ZIP	85142

AGENT

AGENT	FORSTBAUER SURVEYING, LLC		PHONE
MAILING ADDRESS	4116 LOMAS BLVD NE	CITY/STATE	ALBUQUERQUE, NM
		ZIP	87110

SITE INFORMATION

SITE ADDRESS		
395 ALAMEDA BL NW, ALBUQUERQUE, NM 87114		
DIRECTIONS		
LEGAL DESCRIPTION		
WLY POR OF TR B LANDS OF UVALDO L ARMIJO CONT 1.5574 AC +- / 67,840 SQ FT +-		
MAP #	CURRENT ZONE(S)	PROPERTY SIZE in acre
B-16	C-1	1.4570245387970615243342516
UPC #	PROPOSED ZONE(S)	SUBDIVISION NAME
101606516701430534		BERNALILLO COUNTY
EXISTING BUILDING & USE		
PROPOSED BUILDING & USE		
PLSRP SUMMARY REVIEW PROCEDURES		

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE: 3	
EXISTING LOTS: 1	
PROPOSED LOTS: 2	
TOTAL ACREAGE: 2.9858	
PLAT TYPE: 2/4/13 SKETCH PLAT//AH	
COMP PLAN DESIGNATION: RURAL	
DETAILED INFORMATION	

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner  
☐ Occupant  
☒ Agent

Signature

*Teresa C 7*

Date

*2/4/2013*

Attachment: Application\_Sketch (2628 : Srp-20130008)

## APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY  
Zoning, Building & Planning  
314-0350

## OFFICE USE ONLY

CASE #: SRP 201300008

CDRA MEETING DATE: Feb. 14, 2013

OWNER: TERESA C. Armijo, Trustee of the Armijo Living Trust

ADDRESS/CITY/ZIP: 20960 E Via del Rancho, Queen Creek AZ 85142

AGENT: FORSTBAUER SURVEYING CO.

PHONE: 268-2112

ADDRESS/CITY/ZIP: 4116 LOMAS BL NE, ALBUQUERQUE, NM 87110

## LEGAL DESCRIPTION

UPC#	1	0	1	6	0	6	5	1	6	7	0	1	4	3	0	5	3	4	SUBDIVISION NAME
UPC#	1	0	1	6	0	6	5	1	9	4	0	0	5	3	0	5	5	0	Please list any additional UPC numbers on a separate sheet.

SECTION I: SUBDIVISION  
TYPE (check one):

- ☐ TYPE 1      ☐ TYPE 4  
☐ TYPE 2      ☐ TYPE 5  
☒ TYPE 3

# EXISTING LOTS: 1  
 PROPOSED # OF LOTS: 2  
 TOTAL ACREAGE: 2.9858

SPECIAL PROCEDURES  
(check one)

- ☐ REPLAT      ☐ OTHER  
☐ LOT LINE ADJUSTMENT

YEAR LAST DIVIDED:

- ☒ > 7 YEARS      ☐ < 7 YEARS

SECTION II: REVIEW  
PROCEDURES (CHECK ONE):

- ☐ RESUBMITTAL  
 MINOR SUBDIVISION: TYPE 3 (5 - LOTS)  
 OR TYPE 5 (SUMMARY REVIEW):

- ☒ SKETCH PLAT

- ☐ FINAL PLAT

MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS)  
 OR TYPE 4

- ☐ SKETCH PLAT

- ☐ PRELIMINARY PLAT

- ☐ FINAL PLAT

- ☐ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II,  
 REFER TO REVERSE SIDE OF FORM)

## OFFICE USE ONLY

ZONE ATLAS PG: B-110

ZONE CLASS: C-1

COMPREHENSIVE PLAN  
LAND USE DESIGNATION:

Rural

AREA PLAN:

PLANNING QUADRANT:  
(CIRCLE ONE)

NE HTS      NV  
 EM      SV  
 SW      NW

## OFFICE USE ONLY

FEES:

APPLICATION FEE: \_\_\_\_\_

OTHER FEES: \_\_\_\_\_

TOTAL FEES: \_\_\_\_\_

RECEIPT #: \_\_\_\_\_

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature: TERESA C. Forstbauer

Date: 2/4/2013

## OFFICE USE ONLY

RECEIVED BY

DATE

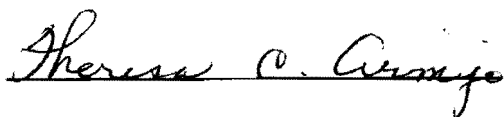
Attachment: Application\_Sketch (2628 : Srp-201300008)



## AGENT AUTHORIZATION

By my signature appended hereto, I, Theresa C. Armijo, Trustee of THE ARMIJO LIVING TRUST, hereby authorize Forstbauer Surveying as agent for the purpose of replatting Tract B, Lands of Uvaldo L. Armjo.

This authorization shall be effective for all purposes necessary to effect the replatting of said Tract B. A photocopy of this authorization shall be considered the same as the original thereof.



Theresa C. Armijo, Trustee of

THE ARMIJO LIVING TRUST



Date

Attachment: Application\_Sketch (2628 : Srp-20130008)

**BERNALILLO COUNTY  
DISCLOSURE STATEMENT FOR MINOR SUBDIVISION**

**1. NAME OF SUBDIVISION**

Tracts B-1 and B-2, Lands of Uvaldo L. Armijo

**2. NAME AND ADDRESS OF SUBDIVIDER**

Theresa C. Armijo, Trustee of the Armijo Living Trust  
20960 E Via del Rancho  
Queen Creek, AZ 85142

**3. CONDITION OF TITLE**

No mortgages or liens

**4. STATEMENT OF ALL RESTRICTIONS OR RESERVATIONS OF RECORD THAT SUBJECT THE SUBDIVIDED LAND TO ANY CONDITIONS AFFECTING ITS USE OR OCCUPANCY**

City of Albuquerque Public Water and Sewer Easement, 2/6/2002, Document # 2002016592  
PNM Electric Easement, 10/4/07, Document #2007166962

**5. DESCRIPTION OF UTILITIES BEING PROVIDED BY THE DEVELOPER**

Electric – PNM  
Gas – NMGC  
Telephone – Century Link

**6. WATER AVAILABILITY**

ABCWUA  
Existing well on Tract B-1

**7. LIQUID WASTE DISPOSAL**

ABCWUA

**8. SOLID WASTE DISPOSAL**

ABCWUA

**9. IMPACT FEES**

Each lot is subject to payment of impact fees at the time of building permit. See exhibit "A."

Owner's signature:

on file

Acknowledgment

State of )SS

County of )

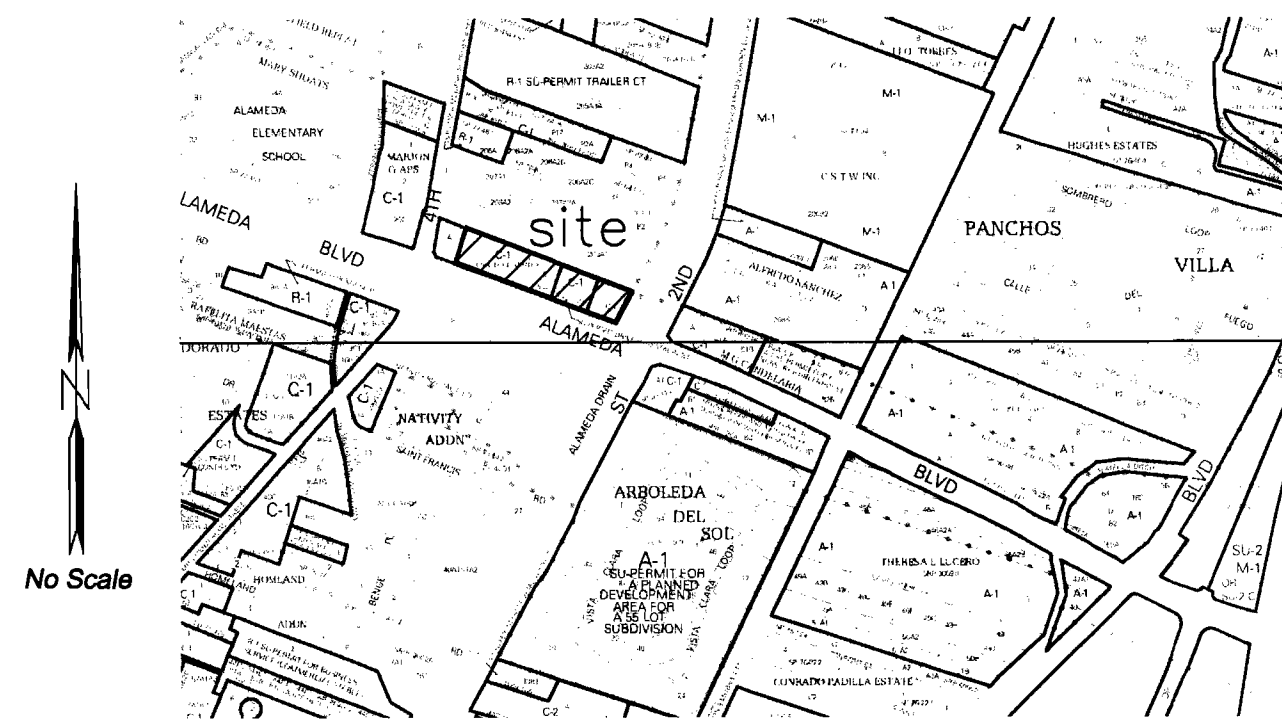
This disclosure statement was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013 by Theresa C. Armijo, Trustee of the Armijo Living Trust.

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

Attachment: Application\_Sketch (2628 : Srp-20130008)

FILE COPY

Plat of  
**Tracts B-1 & B-2**  
Being a Replat of  
**Tract B**  
**Lands of Uvaldo L. Armijo**  
Section 10, T.11N., R.3E., N.M.P.M.  
Town of Alameda Grant  
Bernalillo County, New Mexico  
January 2013



Vicinity Map  
Zone Atlas Page Number B-16 & C-16

**LEGAL DESCRIPTION**

A certain parcel of land being described as Tract B as the same is shown and designated on the plat entitled "Plat of Lands of Uvaldo L. Armijo" filed in the office of the County Clerk of Bernalillo County, New Mexico on March 10, 1982 in Book C19, Page 101, Document No. 1982012700.

Case Number \_\_\_\_\_

The purpose of this replat is to create two tracts from one existing tract.

**PLAT APPROVAL**

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR	DATE
BERNALILLO COUNTY ZONING	DATE
BERNALILLO COUNTY FIRE MARSHALL'S OFFICE	DATE
BERNALILLO COUNTY ENVIRONMENTAL HEALTH	DATE
BERNALILLO COUNTY PUBLIC WORKS	DATE
CITY SURVEYOR	DATE
A.M.A.F.C.A.	DATE

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT STATEMENT**

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provisions for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

**Utility Approvals:**

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION d/b/a CENTURY LINK QC	DATE
COMCAST, INC.	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #: \_\_\_\_\_

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

**OWNER'S FREE CONSENT AND DEDICATION STATEMENT**

The replatting of Tracts B as shown hereon is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof. Said owners do hereby freely consent to the subdivision as shown hereon and do hereby grant all easements shown hereon, including the right to trim interfering trees and shrubs.

Owner of Tract B:

Theresa C. Armijo, Trustee of the Armijo Living Trust

**ACKNOWLEDGEMENT**

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, this instrument was acknowledged before me, a Notary Public, by Theresa C. Armijo.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**SUBDIVISION DATA**

- Total gross acreage: 2.9858 acres
- Total number of existing lots - 1. One additional lot is being created by this plat.
- Total mileage of streets created - 0
- The basis of bearings for this survey is the New Mexico State Plane Grid, Central Zone.
- Measured bearings and distances are identical to record bearings and distances.
- Date of field survey: January, 2013.
- Documents used in the preparation of this plat:
  - Plat of Lands of Uvaldo L. Armijo filed in the office of the County Clerk of Bernalillo County, New Mexico on March 10, 1982 in Book C19, Page 101
  - Quitclaim Deed filed August 24, 2010, Document No.2010085209
- Current Zoning: C-1.

This property is subject to Bernalillo County Code Chapter 38, "Floods". A grading & drainage plan prepared by a New Mexico registered engineer may be required with future development of these lots.

Cross lot drainage must not be increased or impacted by development of these lots.

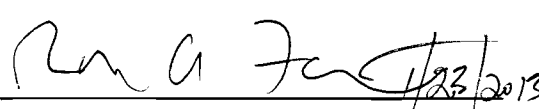
Lots must accept historical storm water runoff from adjacent roadways and properties.

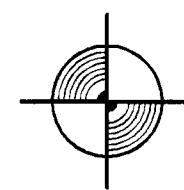
No mass site grading, clearing or grubbing is allowed without an approved grading & drainage plan.

This property is located within Flood Zone X (shaded) - areas of .2% chance annual flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 1% chance annual flood. Overtopping or failure of the structure protecting this area is possible. Flood insurance and adherence to elevation procedures are strongly recommended.

**Surveyor's Certification**

I, Ronald A. Forstbauer, New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and that this survey meets the Minimum Standards for Monumentation and Surveys of the Bernalillo County Subdivision Ordinance; and meets the Minimum Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as provided by the owner, and that the information shown hereon is true and correct to the best of my knowledge and belief.

  
Ronald A. Forstbauer Date  
N.M.P.S. No. 6126



**Forstbauer Surveying, L.L.C.**  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 346-2017

Plat of  
**Tracts B-1 & B-2**  
Being a Replat of  
**Tract B**  
**Lands of Uvaldo L. Armijo**  
Section 10, T.11N., R.3E., N.M.P.M.  
Town of Alameda Grant  
Bernalillo County, New Mexico  
January 2013

**Fourth Street NW**  
(60' right-of-way)

**Tract A**  
Lands of Uvaldo L. Armijo  
filed March 10, 1982  
Book C19, Page 101

**Tract 208-a-1**  
M.R.G.C.D. Property Map No. 23  
Warranty Deed filed 3/14/2002,  
Book A33, Page 3856,  
Document No. 2002033943

**Tract B-1**  
1.4143 acres gross  
1.4143 acres net

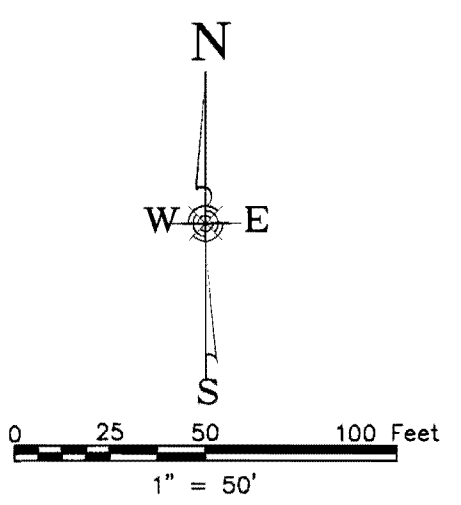
**Tract B-2**  
1.5715 acres gross  
1.5715 acres net

**Alameda Boulevard NW**  
(86' right-of-way)

**Alameda Drain**  
(120' right-of-way)

**Second Street NW**  
(60' right-of-way)

Albuquerque Control Survey Monument "NM\_47\_1"  
Geographic Position (NAD 83)  
N.M. State Plane Coordinates (Central Zone)  
Northing = 1,524,341.971  
Easting = 1,531,939.493  
Ground-to-Grid Factor = 0.999678153  
delta alpha = -00° 12' 33.22"  
NAVD 1988 Elevation = 5000.550



**Forstbauer Surveying, L.L.C.**  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 346-2017

Attachment: Sketch Plat 2-4-13 (2628 : Srp-20130008)

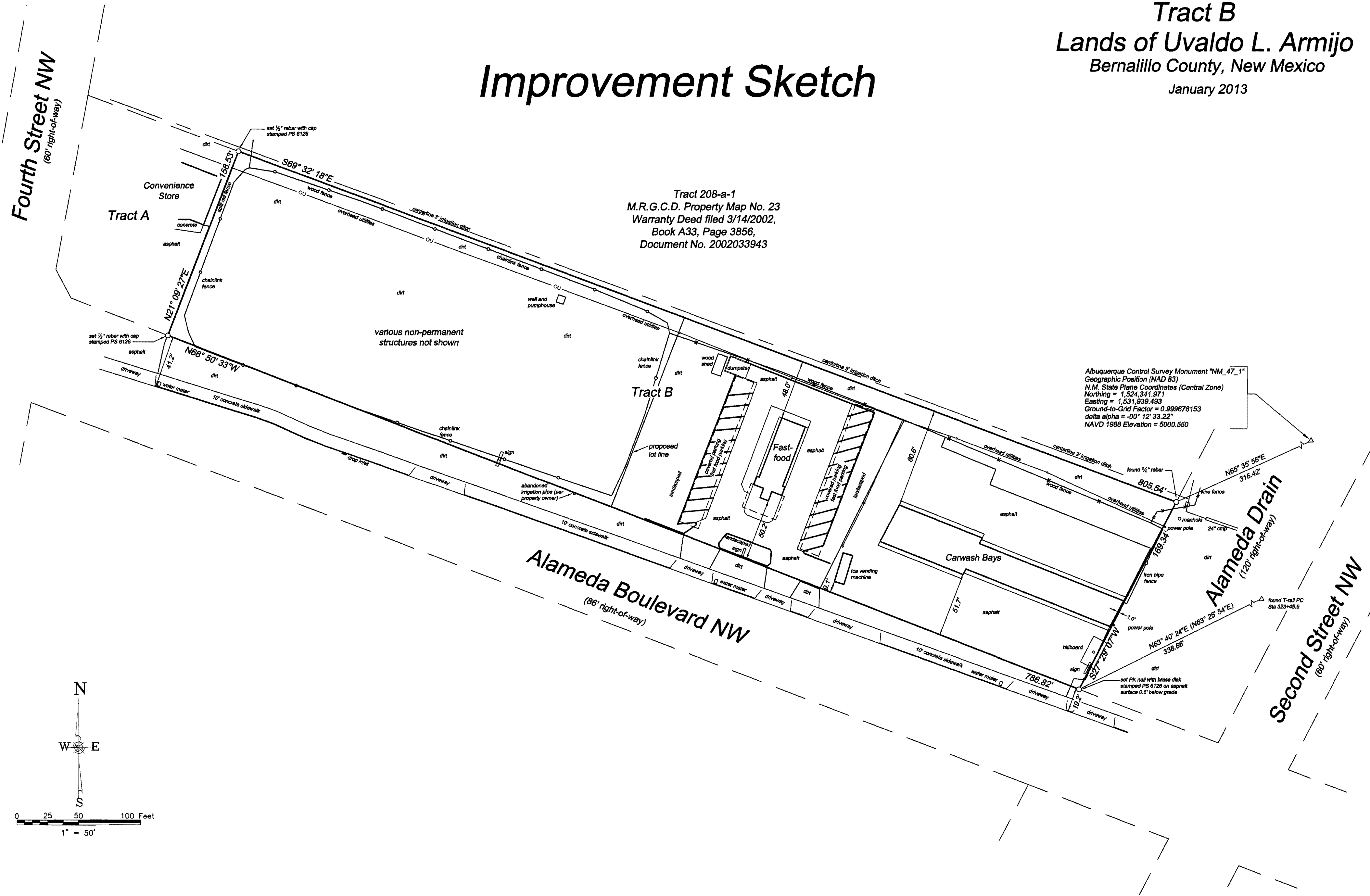


Tract B  
Lands of Uvaldo L. Armijo  
Bernalillo County, New Mexico  
January 2013

# Improvement Sketch

Tract 208-a-1  
M.R.G.C.D. Property Map No. 23  
Warranty Deed filed 3/14/2002,  
Book A33, Page 3856,  
Document No. 2002033943

Albuquerque Control Survey Monument "NM\_47\_1"  
Geographic Position (NAD 83)  
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Forstbauer Surveying, L.L.C.  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 346-2017

Attachment: Sketch Plat 2-4-13 (2628 : Srp-20130008)



## County Development Review Authority

**Meeting: 02/14/13 09:00 AM**

Department: County Development Review Authority  
Prepared By: Mariam Aguilar  
Director: Nano Chavez  
CDRA Chair Nick Hamm

---

**Title:** Srp-20130009/F-34/East Mountain

**Action:** Request for Sketch Plat. The Survey Office, LLC, agent for Joel Shirley, is proposing to create a two (2) lot subdivision of Tract 2-B-1, Land Division Plat of Tracts 1-A, 1-B, 2-B-1, Lands of Franco, Section 34, T11N, R6E, located at 136 Tumbleweed Rd., zoned A-2, containing 4.05 acres  $\pm$ .

RURAL

EAST MOUNTAIN AREA PLAN

### ATTACHMENTS:

- Application\_Sketch (PDF)
- Sketch Plat 2-4-13 (PDF)

# BERNALILLO COUNTY

Department of Zoning, Building and Planning  
111 Union Square, SE  
Albuquerque, NM 87102  
(505) 314-0350 Fax: (505) 314-0480



## SUMMARY REVIEW

Application Date: 04/FEB/2013

Application Number: SRP 20130009

Hearing Date: FEB. 14, 2013

OWNER

OWNER	SHIRLEY JOEL RAY		PHONE
MAILING ADDRESS	132 TUMBLEWEED RD, 132 TUMBLEWEED RD	CITY/STATE	SANDIA PARK, NM
		ZIP	87047

AGENT

AGENT	THE SURVEY OFFICE LLC		PHONE
MAILING ADDRESS	333 LOMAS BLVD NE	CITY/STATE	ALBUQUERQUE, NM
		ZIP	87102

SITE INFORMATION

SITE ADDRESS			136 TUMBLEWEED RD, SANDIA PARK, NM
DIRECTIONS			
LEGAL DESCRIPTION			
TR 2-B-1 LD DIV PLAT TRS 1-A, 1-B, 2-B-1 LANDS OF FRANCO A P OR OF THE NE/4 SE/4 NE/4 SEC 34 T11N			
MAP #	F-34	CURRENT ZONE(S)	A-2
PROPERTY SIZE in acre	3.890295		
UPC #	103406150535410126	PROPOSED ZONE(S)	
SUBDIVISION NAME			
EXISTING BUILDING & USE			
PROPOSED BUILDING & USE			
PLSC SUBDIVISION 6 LOTS OR MORE			

DETAIL INFORMATION

SCOPE OF WORK		SUDIVISION WITHIN BERNALILLO COUNTY 6 LOTS OR MORE.
SUBDIVISION TYPE: 3		
EXISTING LOTS: 1		
PROPOSED LOTS: 2		
TOTAL ACREAGE: 4.0505		
PLAT TYPE: 02/04/2013: SKETCH PLAT//CLC		
COMP PLAN DESIGNATION: RURAL		
DETAILED INFORMATION		
103406150535410126		

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner  
☐ Occupant  
☐ Agent

Signature

Date

Attachment: Application\_Sketch (2629 : Srp-20130009)

## APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY  
Zoning, Building & Planning  
314-0350

## OFFICE USE ONLY

CASE #:

SRP-20130009

CDRA MEETING DATE:

FEB. 14, 20

OWNER

Noel R. Shirley

PHONE

ADDRESS/CITY/ZIP

132 Tumbleweed Road, Sandia Park

AGENT

Survey Office

PHONE

998-0305

ADDRESS/CITY/ZIP

333 Lomas Ave NE ABQ 87144

## LEGAL DESCRIPTION

UPC#	1	0	3	4	0	6	1	5	0	5	3	5	4	1	0	1	2	6	SUBDIVISION NAME	Lands of Franco
UPC#																			Please list any additional UPC numbers on a separate sheet.	

## SECTION I: SUBDIVISION

## TYPE (check one):

- ☐ TYPE 1      ☐ TYPE 4  
☐ TYPE 2      ☐ TYPE 5  
☒ TYPE 3

# EXISTING LOTS

1

PROPOSED # OF LOTS

2

TOTAL ACREAGE

4.0505

## SPECIAL PROCEDURES

(check one)

- ☐ REPLAT      ☐ OTHER  
☐ LOT LINE ADJUSTMENT

YEAR LAST DIVIDED:

- ☐ > 7 YEARS      ☐ < 7 YEARS

## SECTION II: REVIEW

## PROCEDURES (CHECK ONE):

- ☒ RESUBMITTAL **ZA 20120124**  
**ZBA 20120016**  
 MINOR SUBDIVISION: TYPE 3 (5 - LOTS)  
 OR TYPE 5 (SUMMARY REVIEW):

- ☒ SKETCH PLAT

- ☐ FINAL PLAT

MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS)  
 OR TYPE 4

- ☐ SKETCH PLAT  
☐ PRELIMINARY PLAT  
☐ FINAL PLAT  
☐ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II,  
 REFER TO REVERSE SIDE OF FORM)

## OFFICE USE ONLY

ZONE ATLAS  
PG:ZONE  
CLASS:COMPREHENSIVE PLAN  
LAND USE DESIGNATION:

AREA PLAN:

PLANNING QUADRANT:  
(CIRCLE ONE)

NE HTS      NW  
 EM      SW  
 SW      NW

## OFFICE USE ONLY

FEES:

APPLICATION FEE:

OTHER FEES:

TOTAL FEES:

RECEIPT #:

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature

Robert Goin

Date

2-4-13

## OFFICE USE ONLY

RECEIVED BY

DATE

Packet Pg. 137

Attachment: Application\_Sketch (2629 : Srp-20130009)



BERNALILLO COUNTY  
Disclosure statement for minor subdivision

Tract 2-B-1 Lands of Franco  
136 Tumbleweed road  
Sandia Heights, New Mexico

Joel and Denise Shirley  
P.O. Box 63  
Grady, NM 88120

Clear title – DEED  
Subdivide one (1) lot into two (2) of which will include a lot variance.

There is no statement of any restrictions of record that subject the subdivided land to any conditions affecting its use or occupancy.

Utilities :  
Electricity –PNM  
Gas – propane  
Water – well  
Liquid Waste Disposal – Septic Tank  
Solid Waste Disposal – Waste Management  
Telephone – Century Link

Water Availability – Well

Attachment: Application\_Sketch (2629 : Srp-20130009)

## Agent Authorization Form

Property Legal Description:

Lot No. \_\_\_\_\_ Block No. \_\_\_\_\_

Subdivision: Land's of Franco

Street Address: 132 Tumbleweed Rd Sardinia Park NM

Property Owner: JOEL R. Shirley

Property Owner Address: 132 Tumbleweed Road, Sardinia Park, NM

Telephone: 575-309-7101

Property Owner: \_\_\_\_\_

Property Owner Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

The Undersigned, registered property owners of the above noted property, do hereby authorize:

Gary Maple and Assigns

**THE SURVEY OFFICE**

333 Lomas Blvd NE

Albuquerque, NM 87102

505-998-0303 Phone

Maple@THESURVEYOFFICE.COM

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of all documents required for Platting Action and Zone Change for the subject referenced property.

We hereby certify that the above information in this authorization is true and accurate to the best of our knowledge.

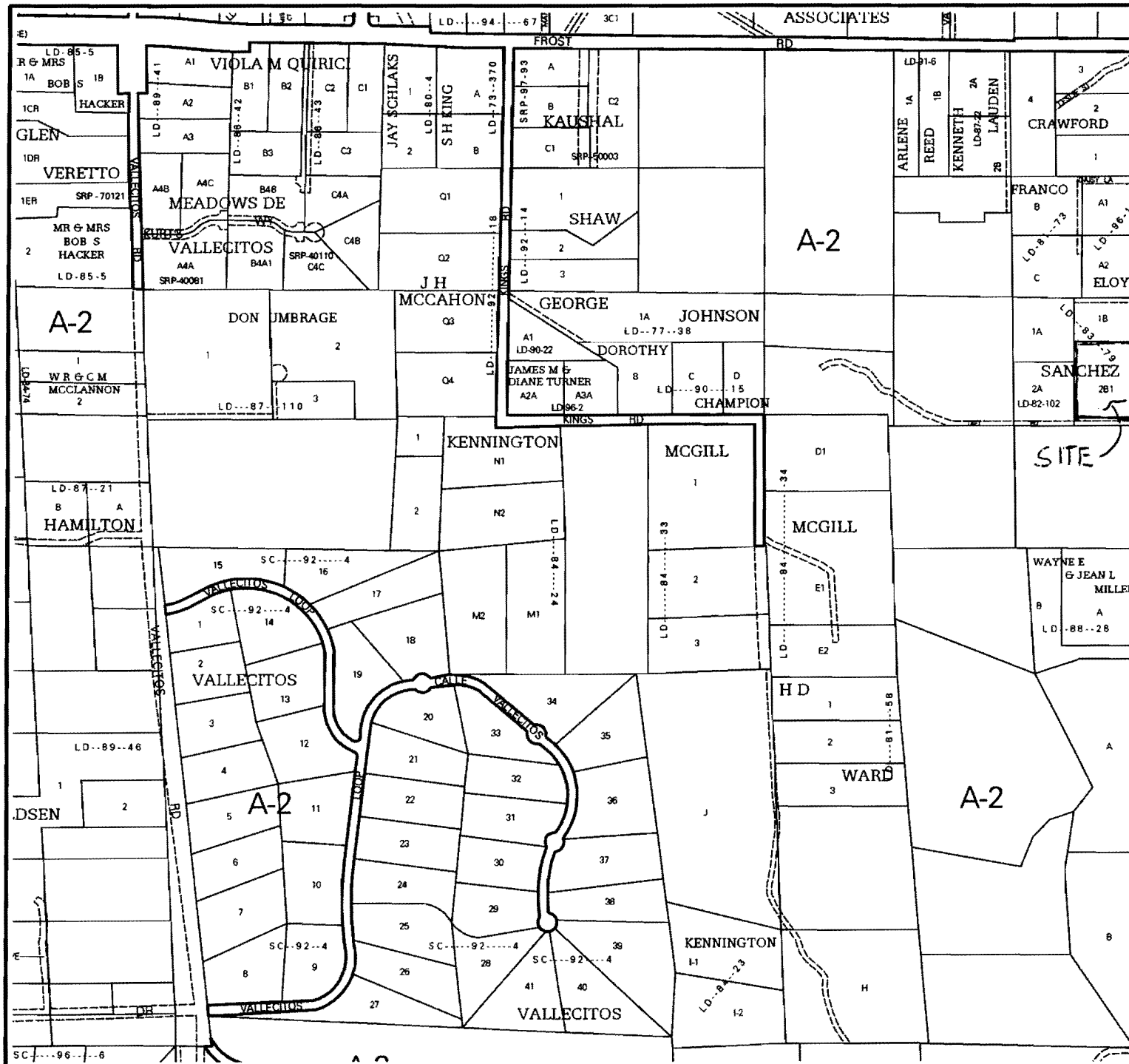
Joel R Shirley  
Authorized Owner Signature

6/11/2012  
Date

Gary S. Maple  
Gary Maple, The Survey Office

6/11/2012  
Date

Attachment: Application\_Sketch (2629 : Srp-20130009)



## LEGAL DESCRIPTION

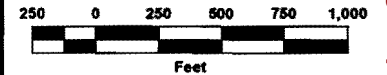
T11N

R8E

SEC 34

## UNIFORM PROPERTY CODE

1-034-061



Map amended through January 2013

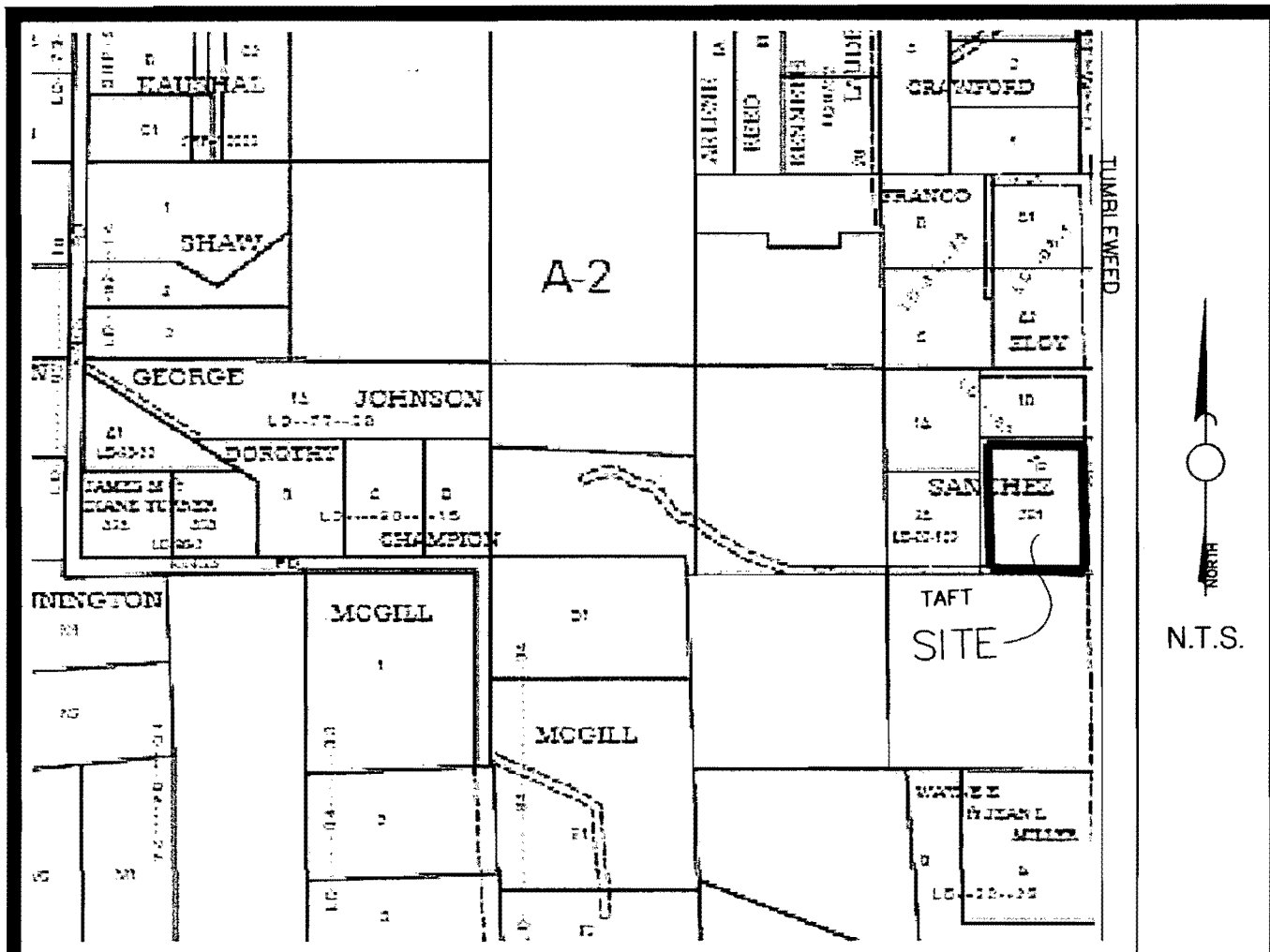
PUBLIC WORKS DIVISION  
GIS PROGRAM

This information is for reference only.  
Bernalillo County assumes no liability for errors  
associated with the use of these data. Users are  
solely responsible for confirming data accuracy  
when necessary. Source data are from  
Bernalillo County and the City of Albuquerque.  
For current information visit  
[www.bermco.gov/gis-program](http://www.bermco.gov/gis-program).

**F-34-Z**

Attachment: Application\_Sketch (2629 : Srp-20130009)





Vicinity Map  
ZONE ATLAS PAGE F-34-Z

#### SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON N.E. CORNER OF SECTION 34, TOWNSHIP 11N, RANGE 6E AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 21, 1983, IN VOLUME B-20, FOLIO 95.
6. GROSS AREA: 4.0505 ACRES
7. AREA OF RIGHT-OF-WAY DEDICATION: 0.6949
8. NUMBER OF EXISTING TRACTS: ONE (1)
9. NUMBER OF LOTS CREATED: FOUR (2)
10. PROPERTY IS ZONED: A-2
11. A GRADING & DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.
12. GROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS.
13. LOTS MUST ACCEPT HISTORICAL STORM WATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES.
14. NO MASS SITE GRADING, CLEARING OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING & DRAINAGE PLAN.
15. BUILDING PERMIT TO BE PULLED WITHIN 180 DAYS OF FINAL PLATTING.
16. THE UNDERSIGNED REGISTERED PROFESSIONAL HERE BY CERTIFIES THAT THERE ARE NO ARROYOS, WATER COURSES, OR STORM DRAINAGE FACILITIES, AS DEFINED BY CHAPTER 38 OF BERNALILLO COUNTY CODE, TRAVERSING, CROSSING, OR ABUTTING THE PROPERTY SHOWN HEREON.
17. PER BA-20130001/ZA 20120124, A LOT SIZE VARIANCE WAS APPROVED ON JANUARY 11, 2013.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#:

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

#### LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE IN SECTION 34, TOWNSHIP 11 NORTH, RANGE 6 EAST, N.M.P.M. WITHIN BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS TRACTS 2-B-1, LANDS OF FRANCO, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERKS OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 21, 1983, VOL B20, FOLIO 95 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HERIN DESCRIBED, AT A FOUND #4 REBAR MARKING THE SOUTHWEST CORNER OF SAID TRACT 2-B-1;

THENCE NORTH 01°53'54" WEST A DISTANCE OF 441.91 FEET TO A CORNER;

THENCE SOUTH 89°35'18" EAST A DISTANCE OF 400.23 FEET TO A CORNER;

THENCE SOUTH 01°48'27" EAST A DISTANCE OF 441.76 FEET TO A CORNER;

THENCE NORTH 89°35'57" WEST A DISTANCE OF 399.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.0526 ACRES MORE OR LESS.

#### FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE COUNTY OF BERNALILLO IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Joel R. Shirley DATE: 2/1/13

OWNER(S) PRINT NAME: JOEL R. Shirley

ADDRESS: 132 Tumbleweed Road, Sandia Park TRACT: 2/1/13

OWNER(S) SIGNATURE: Denise F. Shirley DATE: 2/1/13

OWNER(S) PRINT NAME: Denise F. Shirley

ADDRESS: 132 Tumbleweed Road, Sandia Park NM TRACT: 2/1/13

ACKNOWLEDGMENT

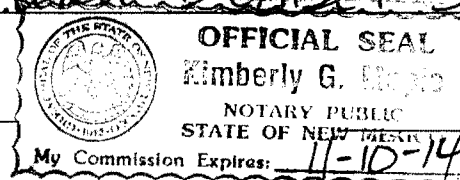
STATE OF NEW MEXICO )

COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF February, 2013

BY: Joel R. Shirley and Denise F. Shirley

MY COMMISSION EXPIRES: 11-10-14



#### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

#### DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND QWEST CORP, D/B/A CENTURYLINK, NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

## PLAT OF TRACTS 2-B-1-A & 2-B-1-B LANDS OF FRANCO SECTION 34, T. 11 N., R. 6 E., N.M.P.M. BERNALILLO COUNTY, NEW MEXICO FEBRUARY 2013 SHEET 1 OF 2

#### PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) EXISTING TRACT, AND GRANT RIGHT-OF-WAY AS SHOWN ON HEREIN PLAT.

C.D.R.A. APPROVALS: SRP NO.:

BERNALILLO COUNTY DEVELOPMENT REVIEW BOARD, CHAIR DATE

ENVIRONMENTAL HEALTH DATE

PUBLIC WORKS DIVISION DATE

ZONING DEPARTMENT DATE

BERNALILLO COUNTY FIRE MARSHAL DATE

#### UTILITY APPROVALS

NEW MEXICO GAS COMPANY DATE

QWEST CORPORATION D/B/A CENTURY LINK QC DATE

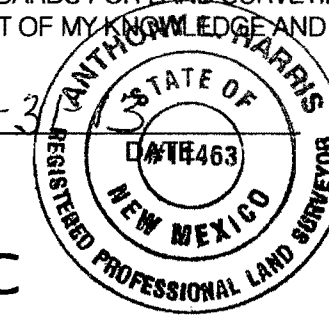
COMCAST CABLE DATE

PUBLIC SERVICES COMPANY OF NEW MEXICO DATE

#### SURVEYOR'S CERTIFICATION

I, ANTHONY L. HARRIS, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ANTHONY L. HARRIS  
NEW MEXICO PROFESSIONAL SURVEYOR, 11463



#### THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO  
87102

PHONE: (505) 998-0303  
FAX: (505) 998-0306

T9N R2E SEC. 35



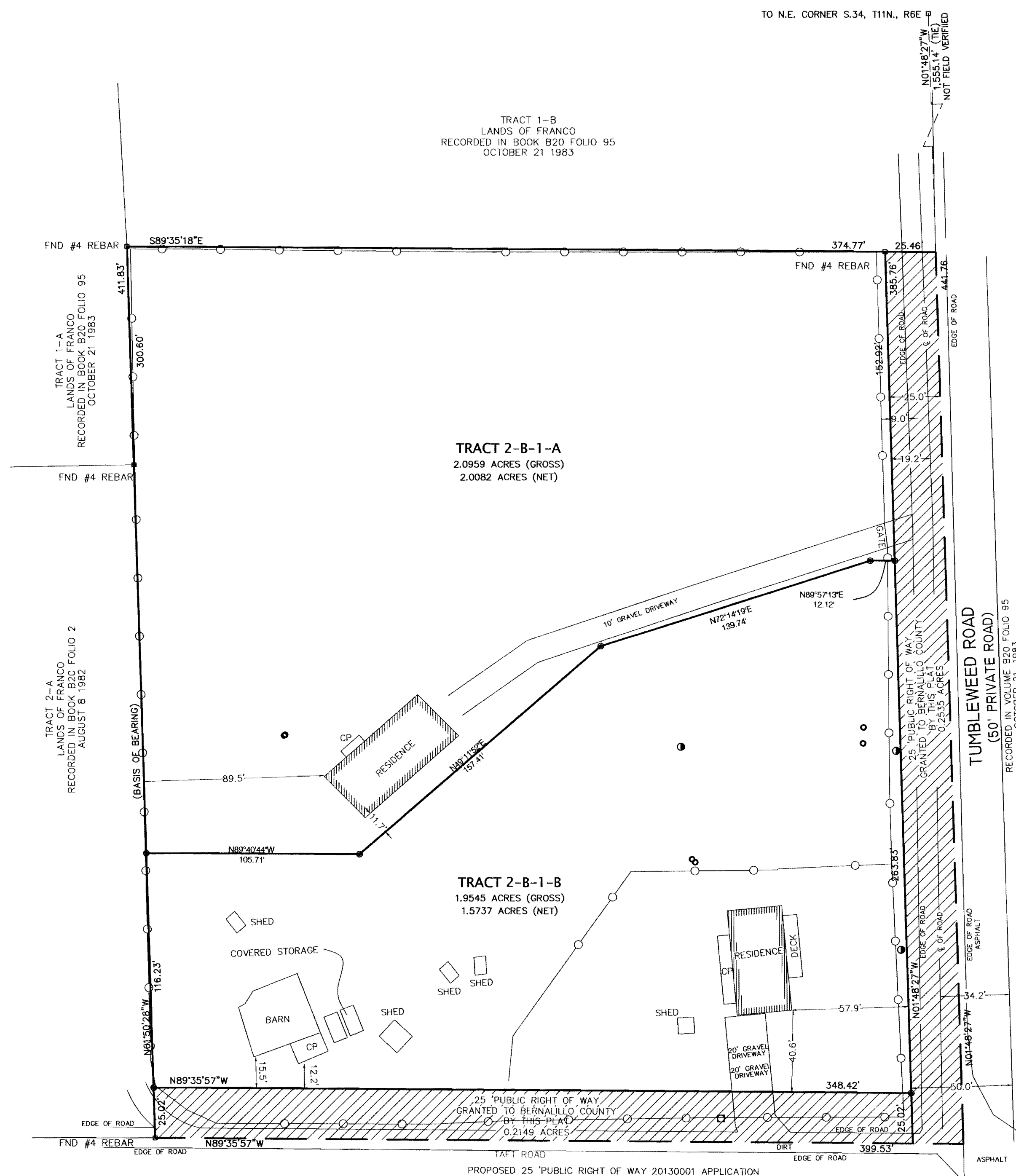
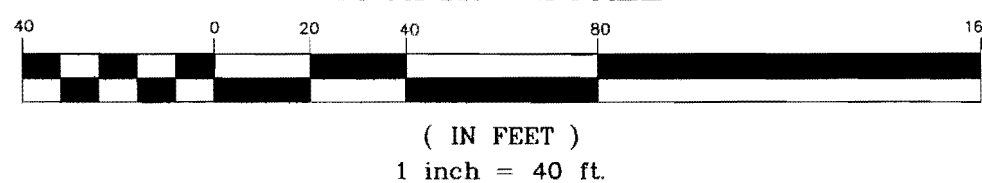
SKETCH PLAT OF  
TRACTS 2-B-1-A & 2-B-1-B  
LANDS OF FRANCO  
SECTION 34, T. 11 N., R. 6 E., N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY 2013  
SHEET 3 OF 3

## SYMBOL

- ☒ = TRAFFIC SIGNAL BOX
- ⊙ = TRAFFIC SIGNAL
- ☆ = LIGHT POLE
- = HIGH VOLTAGE PP
- ⦿ = POWER POLE
- ⊙ = SEWER MANHOLE
- ⦿ = TELEPHONE MANHOLE
- ⦿ = POWER MANHOLE
- ⦿ = DRAINAGE MANHOLE
- ⦿ = WATER MANHOLE
- = WATER METER
- ⊗ = WATER VALVE
- ⊗ = SEWER SERVICE
- = SEWER CLEANOUT
- ⊗ = WATER SERVICE
- ⊗ = TRANSFORMER
- = TELEPHONE RISER
- = TELEPHONE SERVICE BOX
- ⊗ = FIBER OPTIC BOX
- ⊗ = ELECTRIC RISER
- ⊗ = ELECTRIC SERVICE BOX
- ⊗ = UTILITY METER
- ⊗ = CABLE TV RISER
- ⊗ = PAY PHONE
- ⊗ = FIRE HYDRANT
- ⊗ = MONITOR WELL
- ⊗ = GAS VALVE
- ⊗ = GAS METER

SCALE: 1" = 40'  
PROJECT NO. LANDS OF FRANCO  
DRAWN BY: RMG/JMT

## GRAPHIC SCALE



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T11N R6E SEC. 34